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THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



4467 Brisbin Street, Bozeman MT 59718

\$1,199,000

Acres: ± 0.231

MLS#: 393037

INTRODUCTION

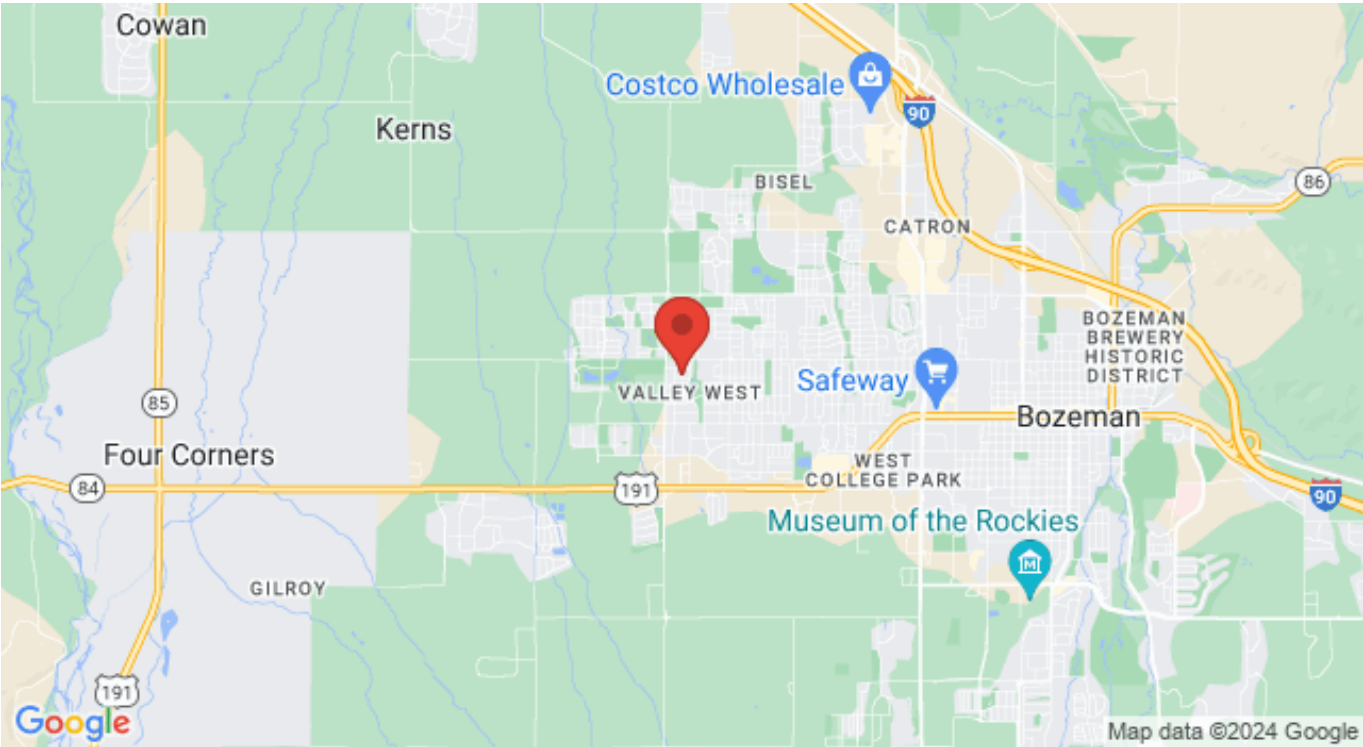
Architecturally designed custom home plus ADU! Welcome to Valley West, and everything this vibrant and desirable neighborhood has to offer! This home is so efficiently laid out and timelessly styled, it's the perfect place for you to enjoy all that Bozeman has to offer. The 3 bedroom and 2.5 bathroom main house welcomes you through a large entryway that leads you to the open concept living space on the main floor, conveniently tying the living room, dining room, and kitchen together. This part of the home is highlighted by sliding doors to the patio and backyard, a gas fireplace, walk-in pantry, breakfast nook, and an abundance of windows. Upstairs is the serene master suite, as well as 2 additional bedrooms and a laundry room, plus a bonus space with an adjacent office. The design elements optimize the spaces throughout the home and maximize natural light and views. There is attention to detail throughout, and just the right mix of practical comfort and modern style. The large fully-fenced yard is landscaped to provide both beauty and privacy, and features a play fort and a relaxing patio set-up highlighted by a custom rock fire pit feature. The detached and finished garage comfortably accommodates 2 cars, plus has extra space for storage and toys. Upgrades to the garage include a heater, an electric car charging station, an overhead door that opens to the backyard and main house, and even RV parking along the outside of it. The ADU above the garage has 1 bedroom and 1 bathroom, featuring vaulted ceilings, a deck, private parking spaces, and alleyway access. With upgrades throughout, there is so much more to appreciate and enjoy about this property, not to mention that it is centrally located and close to parks where you can enjoy trails, ponds, floating the creek in the summer, and ice skating in the winter. Come take a look for yourself, and see how great this home truly is.



FEATURES

Status:	Active	Style:	Custom
Type:	Residential	Year Built:	2015
Sub Type:	Single Family	Beds:	3
Acres:	± 0.231	Baths:	3
Water Features:	None	Heating/Cooling:	ForcedAir CentralAir
Listing Date:	2024-06-13		
Listing Agent:	Alicia Rutz of Small Dog Realty		

LOCATION



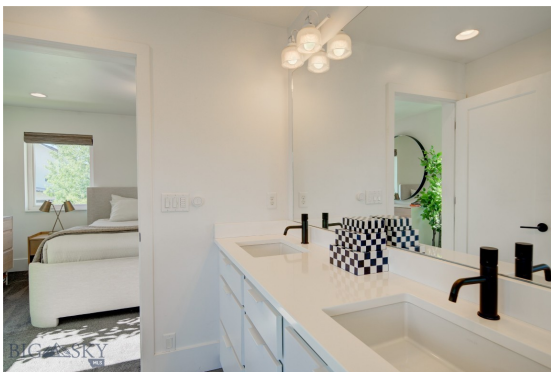
Address: 4467 Brisbin Street, Bozeman MT 59718

PHOTOS



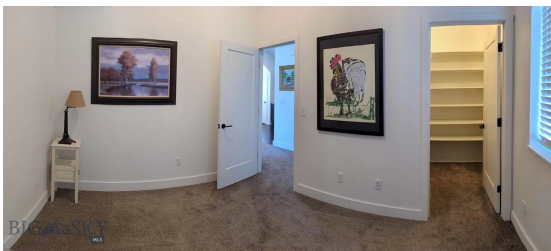














BOZEMAN LIFESTYLE™



Bozeman lifestyle is considered one of the most appealing in the West. Bozeman is routinely ranked as one of the best places to live, best places to retire, best place to raise a kid, best place to visit, best ski town, and best college town. Big Sky Resort is also frequently recognized as one of the world's best ski resorts, most affordable ski resort, and best ski resort for families.

Bozeman is known for its friendly people, sense of community, excellent schools and quality of life. The town has a western charm and a relaxed attitude. The Bozeman Quality Of Life index rates very well due to access to Outdoor Recreation, Amusement, Culture, Education, Medical, Religion, Restaurants and Weather. Bozeman has the cultural amenities of a local symphony and ballet, an energetic downtown restaurant and art scene, and the vibrancy of a college community. Located 16 miles north of Bozeman in the Bridger Canyon area is Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955. Big Sky Resort is less than an hour away and is also frequently recognized as one of the world's best ski resorts, most affordable ski resort, and best ski resort for families.

When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

A world class destination for fly fishing, Bozeman is home to the world's most famous Blue Ribbon fly fishing rivers, spring creeks and lakes on Earth. The Yellowstone, Madison, Gallatin, Jefferson, Beaverhead, and Missouri rivers are all nearby.

Bozeman has 60 miles of "Main Street To Mountains" trail system in town, surrounded by 6.9 million acres of public land.

GALLATIN COUNTY

Located in a sweeping valley in the heart of the Rocky Mountains, Gallatin County is the most populated and fastest growing county in scenic southwest Montana. Gallatin Valley has a rich history. Native Americans referred to this area as the “Valley of Flowers”. The name seems appropriate because of the great variety of wild flowers found on the mountainsides as well as in the valley. Gallatin Valley derives its name from the Gallatin River, one of the forks of the Missouri river that rises in Yellowstone Park. The Gallatin river, Jefferson river, and Madison river all merge at the town of Three Forks to form the Missouri River. Lewis and Clark named the rivers on their famous expedition to this part of the world in 1805.



There are approximately 1,682,048 acres (2,500 square miles) in Gallatin County including over 16,500 acres in surface water. Approximately 800,000 acres in Gallatin County are owned by the public and managed by several local and national agencies including the Bureau of Land Management, U.S. Forest Service, National Park Service, Montana Fish Wildlife & Parks, Montana Department of Transportation, Department of Natural Resources & Conservation and various local governments. The U.S. Forest Service is the largest land holder in Gallatin

County, currently managing over 665,000 acres. In addition to the Forest Service, various state departments manage approximately 61,000 acres. The Bureau of Land Management holds just over 9,000 acres and an additional 1,600 acres belongs to local governments. On the southern edge of Gallatin County is Yellowstone National Park. Yellowstone National Park is one of the world’s primary wildlife preserves and has the greatest concentration of geysers and hot springs in America. Yellowstone National Park is 2,219,789 acres in size (Larger than Rhode Island and Delaware combined). Over 97,600 acres of Yellowstone National Park is located within Gallatin County.

LUXURY REAL ESTATE EXPERT

Delger Real Estate sold over \$155 Million in Real Estate in 2016-2023. Recognized experts in Internet Marketing and Technology, Delger Real Estate are able to generate maximum exposure for their real estate listings. The result: according to ListHub, Delger Real Estate listings outperform 98% of the market. We encourage you to contact Craig to learn more about real estate in Bozeman and the surrounding areas.

*POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND
LOCAL EXPERTISE*



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