

THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



1099 Winchester Road, Bozeman MT 59715

\$1,000,000
Acres: ± 5.645
MLS#: 393073

INTRODUCTION

This stunning and aptly named "Alpine Oasis offers a true Montana paradise! Situated on 5.6+/- acres of pristine private land located just 20 minutes from Downtown Bozeman and 25 minutes from Livingston. This mountain sanctuary offers the perfect balance of seclusion and convenience. The property boasts breathtaking vistas of the ENTIRE Bridger Range, including a direct line of sight to the iconic Bridger Bowl ski area, and the Bangtails. As evening falls, relax in the hot tub and marvel at the twinkling groomer lights on the slopes or lose yourself in the star-studded skies, free from light pollution. Imagine waking up to the golden alpenglow on the peaks or sipping coffee on the deck as families of moose, deer, elk, and the occasional black bear graze in the lush meadow below. In winter, this oasis transforms into a magical wonderland snow globe, while summer brings a vibrant tapestry of wildflowers and frequent wildlife sightings right at your doorstep. The views overlooking Jackson Creeks lush meadows and foothills are unparalleled, leaving you in awe of Montanas supreme beauty, no matter the season. The open-concept interior seamlessly blends modern luxury with rustic charm. Vaulted ceilings and large windows flood the living areas with natural light, while the gourmet kitchen and dining space create the perfect setting for entertaining. Escape to the master suite, featuring private deck access, and en-suite with a full bath. Descend the stairs to a cozy walk-out basement living area with two additional bedrooms (one equipped with a king size bed, the other with bunks) a full bathroom, and mechanical room. Outdoor living takes center stage, with a large deck overlooking the awe-inspiring mountain vistas and a spacious yard ideal for activities or simply embracing nature's tranquility. Explore the property's trail system on foot, bike, or skis; harvest your own Christmas tree, or embark on endless adventures in the surrounding Bridger, Bangtail, Gallatin, and Absaroka ranges, just moments away. For the fishing fanatics, this property's prime location enables easy access to the Yellowstone and Gallatin Rivers. Don't miss the opportunity to make this incredible Alpine Oasis your own private retreat schedule a showing today! Turn-key ready, all furnishings and decor are negotiable.



FEATURES

Status:	Active	Style:	Ranch
Type:	Residential	Year Built:	1997
Sub Type:	Single Family	Beds:	3
Acres:	± 5.645	Baths:	3
View:	Meadow, Mountains, TreesWoods	Appliances:	BuiltInOven, Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer, SomeGasAppliances, Stove
Water Features:	None	Heating/Cooling:	Baseboard RadiantFloor Stove CeilingFans
Listing Date:	2024-06-11		
Listing Agent:	Tyler Johnson of Windermere Great Divide-Bozeman		

LOCATION



Address: 1099 Winchester Road, Bozeman MT 59715

PHOTOS



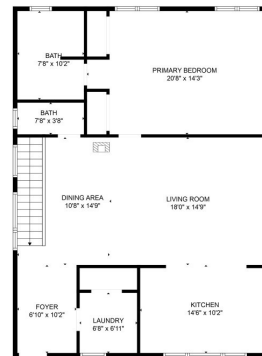




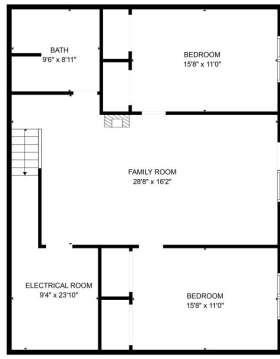






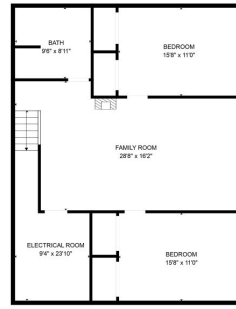


BIG SKY
MEASUREMENTS ARE CALCULATED BY CURSORA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



BIG SKY

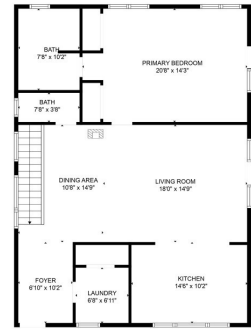
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FLOOR 1

BIG SKY

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FLOOR 2

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.

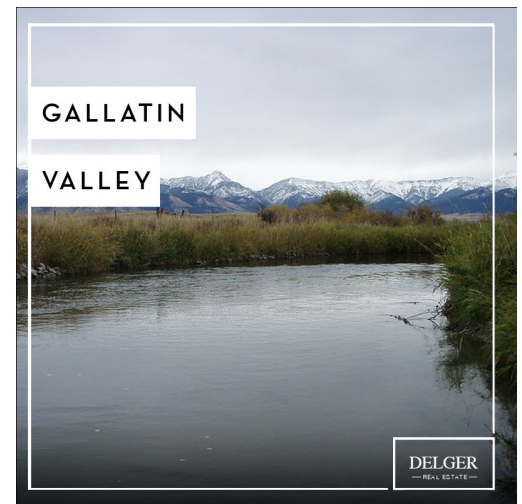
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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.

BOZEMAN 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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