

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

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3105 Madrona Lane, Bozeman MT 59715

\$1,095,000
Acres: ± 0.189
MLS#: 393269

INTRODUCTION

Ideally situated on a corner lot in the highly sought-after Alder Creek subdivision, this stunning custom-built 5-bedroom, 3-bathroom family home is brimming with premium upgrades. Enjoy the comfort of air conditioning, walk-in closets in every bedroom, cherry cabinetry + granite countertops in the kitchen, laundry room, and all bathrooms. The home also features elegant wood doors and 6" baseboard trim. New siding installed in 2023, makes this home move-in ready. At the heart of the home is an open-concept kitchen, dining, and living area. The well-appointed kitchen boasts a gas cooktop, stainless steel appliances - including a double wall oven, a walk-in pantry, an island, and a peninsula bar, perfect for both daily living and entertaining. The dining area opens to a covered patio, while the living area features a custom stacked rock gas fireplace and vaulted ceilings. The spacious main floor master suite provides a welcome sanctuary with its en suite bathroom, which includes a floor-to-ceiling tiled shower, soaking tub, and a separate water closet. The walk-in closet features built-in organizers. Also on the main floor, a second bedroom sits adjacent to a full bath. Near the front entry, you'll find the office/5th bedroom with hardwood floors and French doors. Upstairs, two bedrooms share a full bath with a dual vanity and separate shower and water closet, offering both convenience and privacy. The sunny bonus room provides breathtaking Bridger Mountain views and ample space for a playroom, theatre, or workout area. The oversized three-car garage includes a workbench, overhead storage, and organizational slatwall systems. Just off the garage is a well-equipped laundry room with a mudroom sink. Enjoy seamless indoor-outdoor living through the sliding glass doors leading to the west-facing covered patio, perfect for grilling and dining al fresco. The wrap-around fenced yard backs up to a neighborhood trail that connects to the Main Street to the Mountains trail system, ideal for outdoor enthusiasts. Conveniently located less than a mile from Bozeman schools and Montana State University, this home offers comfortable luxury and easy access to amenities.



FEATURES

Status:	Contingent	Style:	Craftsman
Type:	Residential	Year Built:	2011
Sub Type:	Single Family	Beds:	5
Acres:	± 0.189	Baths:	3
Water Features:	None	Appliances:	BuiltInOven, Cooktop, DoubleOven, Dryer, Dishwasher, Disposal, Refrigerator, WaterSoftener, Washer
Listing Date:	2024-06-24	Heating/Cooling:	ForcedAir NaturalGas CentralAir
Listing Agent:	Christy Delger of PureWest Christie's Int'l Real Estate - Bozeman		

LOCATION



Address: 3105 Madrona Lane, Bozeman MT 59715

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.

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LOCAL EXPERTISE*



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