

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



3004 Meah Lane, Bozeman MT 59718

\$1,095,000

Acres: ± 0.2583

MLS#: 393405

INTRODUCTION

This move-in ready, updated modern home in Meadow Creek features clean design and fabulous income potential! Over \$120K in recent upgrades! Situated across from a neighborhood park, this home features an accessory dwelling unit, functional design and a beautifully landscaped, spacious lot. An inviting, Trex front porch with custom planters welcomes you inside. The living room features a two-story vaulted ceiling and a wall of windows, punctuated by a stone surround gas fireplace. Tons of beautiful wall space and natural light is perfect for showcasing artwork. The kitchen is perfect for the home chef and entertaining - featuring honed granite counters, subway tile backsplash, wood cabinetry, a large pantry, upgraded appliances, designer island lighting and plenty of counter space. The sunny dining room with windows on three sides is a welcome gathering spot. The main floor features all hard surface flooring, a corner office or bedroom, half bath, and a laundry room with extra storage. Central A/C in main house keeps it comfortable in summer. Natural wool carpeting begins at the open stairway and continues through the living spaces upstairs. The second level primary suite features a vaulted ceiling, a private, covered Trex deck with expansive Bridger Mountain views and a spacious primary bath with twin sinks, tiled shower, toilet room and walk-in closet. Two additional spacious corner bedrooms on 2nd share a full hallway bath. Across the fully landscaped yard is the detached 3-car garage set up as separate 1 car and 2 car garages - with a spacious, fully furnished and turn-key, 1-bedroom, 1 bath accessory apartment above. The apartment is separately metered and features a great room style living/dining/kitchen area, separate laundry room, full bath and private bedroom. The lot is beautifully cared for with gardens, mature trees and plantings, underground irrigation and a variety of enjoyable outdoor living spaces. An expansive Trex deck in the back with custom metal planters allowing for inside/outside living in summer and is the perfect place for a BBQ gathering. The back yard is fully fenced and is dog friendly. Super convenient location only minutes to Montana State University, climbing gym, shopping, grocery stores, restaurants, medical, services and amenities. 10 min to historic Main Street in downtown Bozeman, 35 min to Bridger Bowl. 30 min to blue ribbon fly-fishing and river recreation. 1 hour to Big Sky. Dont miss the 360 VR Matterport Tour!



FEATURES

Status:	Active
Type:	ResidentialIncome
Acres:	± 0.2583
View:	Meadow, Mountains, Rural
Water Features:	None
Listing Date:	2024-06-24
Listing Agent:	Marcie Hahn-Knoff of Knoff Group Real Estate

Style:	Craftsman
Year Built:	2017
Appliances:	Dishwasher, Disposal, Microwave, Range, Refrigerator, SomeGasAppliances, Dryer, Stove, Washer
Heating/Cooling:	Baseboard Electric ForcedAir NaturalGas CentralAir, CeilingFans

LOCATION

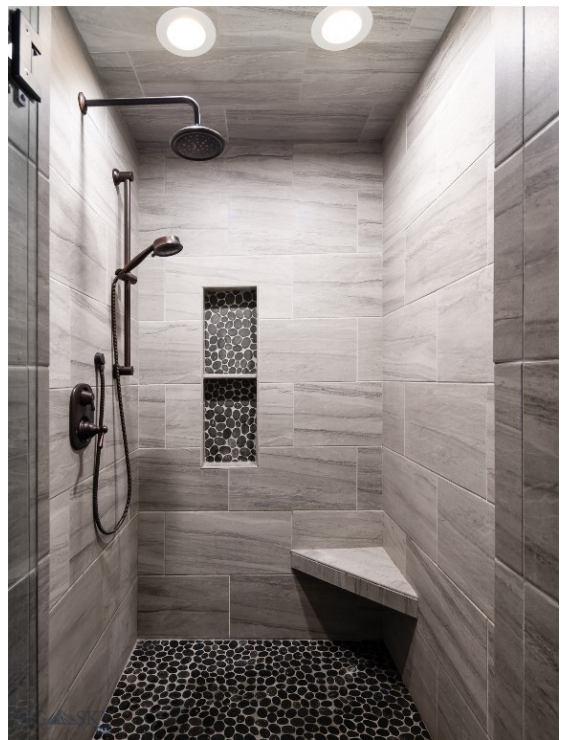


Address: 3004 Meah Lane, Bozeman MT 59718

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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v1.01-2024-07-02