

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



1377 Brookdale Drive, Bozeman MT 59715

\$1,185,000

Acres: ± 0.206

MLS#: 393435

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MLS 
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INTRODUCTION

Welcome to a captivating home in the charming neighborhood of Alder Creek, where comfort & style blend seamlessly with the natural beauty of the region. This exquisite residence features four generously sized bedrooms, ensuring ample space for both relaxation & personalization. The main level of the home features elegant solid wood floors that add warmth & sophistication to the living space, with an open layout perfect for entertaining or enjoying a cozy setting by the fireplace. The expansive master suite serves as a true retreat, offering ample space & luxury. It enjoys breathtaking panoramic views of the Bridger Mountains, creating a picturesque backdrop. The suite includes a spacious ensuite bathroom with darker Montana fixtures & finishes, providing a spa-like experience right at home. The three additional bedrooms are also notably spacious, with a generous bonus room for indoor activities & entertainment. These rooms can easily accommodate family members or guests, and their large windows invite plenty of natural light, enhancing the inviting atmosphere. Step outside to discover an oversized fenced backyard, with an extended covered back patio with retractable awning. This expansive outdoor area is ideal for gatherings, playtime, or simply unwinding while enjoying the fresh mountain air. The fence provides both privacy & security, making it a versatile space for various outdoor activities. Two of the standout features of this property are the large 3-car garage, offering ample space for vehicles, storage, or a workshop; and the panoramic Bridger Mountain views, visible from several vantage points within the home. This natural beauty creates a tranquil environment & a constant reminder of the stunning landscape that surrounds Bozeman. Located in the vibrant town of Bozeman, this home offers easy access to an array of amenities and activities. Enjoy the fantastic outdoor pursuits that the area is renowned for, including hiking, skiing, and fly fishing. The town also boasts a diverse selection of restaurants, cultural events, and shopping opportunities. Additionally, the property is just minutes from the campus of Montana State University, making it convenient for students, faculty, and staff; as well as blocks from both an elementary & middle school. This property presents a unique opportunity to experience the best of Bozeman living, combining spacious & stylish interiors with an unbeatable location & breathtaking views.

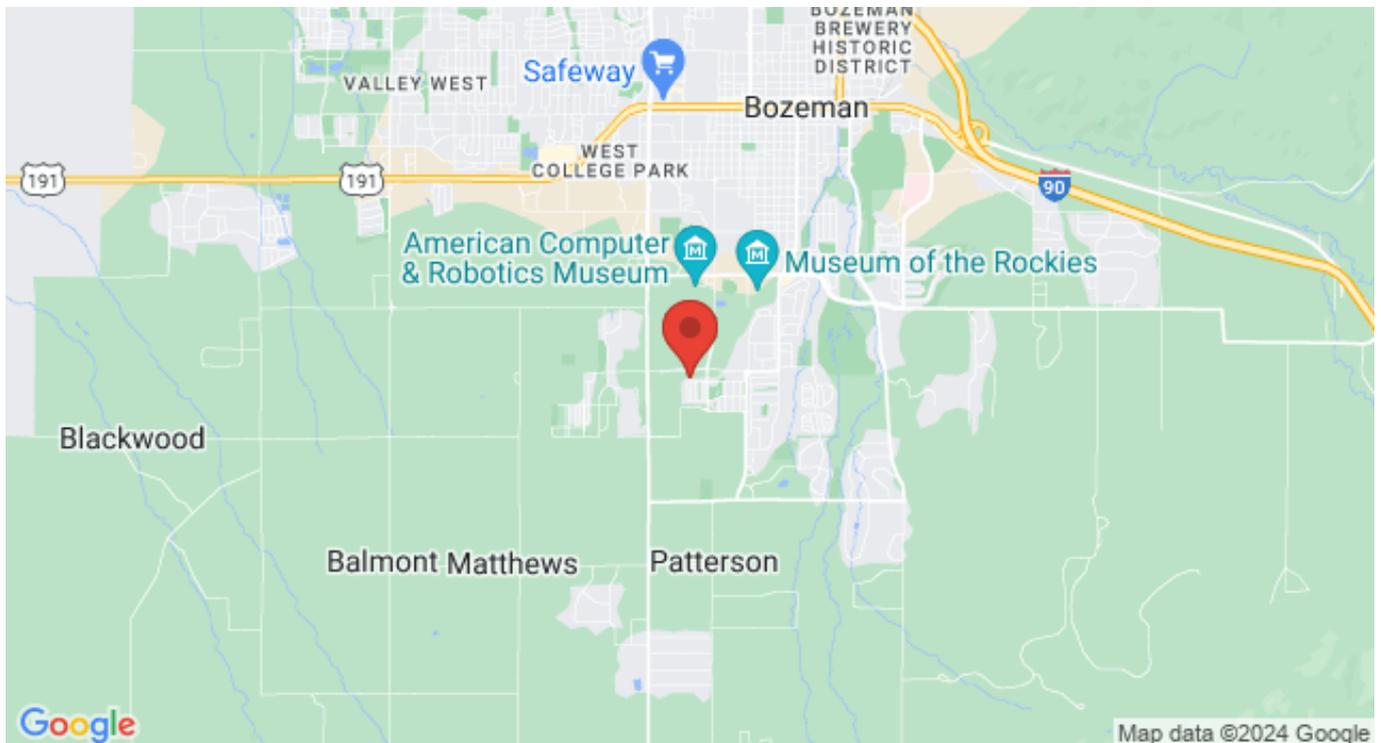


FEATURES

Status:	Active
Type:	Residential
Sub Type:	Single Family
Acres:	± 0.206
View:	Mountains, Valley
Water Features:	None
Listing Date:	2024-07-15
Listing Agent:	PollyAnna Snyder of Engel & Volkers - Bozeman

Style:	Craftsman
Year Built:	2012
Beds:	4
Baths:	3
Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer
Heating/Cooling:	ForcedAir NaturalGas CentralAir

LOCATION



Address: 1377 Brookdale Drive, Bozeman MT 59715

PHOTOS







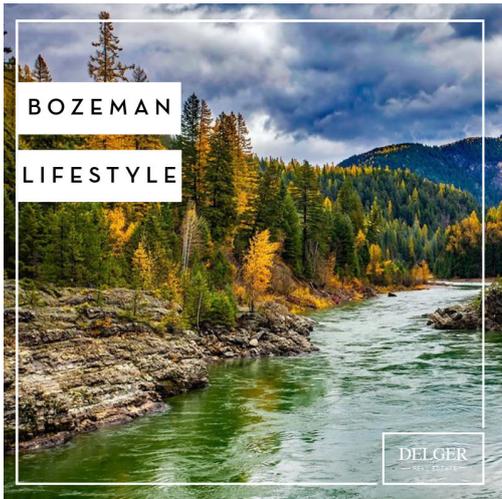








BOZEMAN LIFESTYLE™



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.

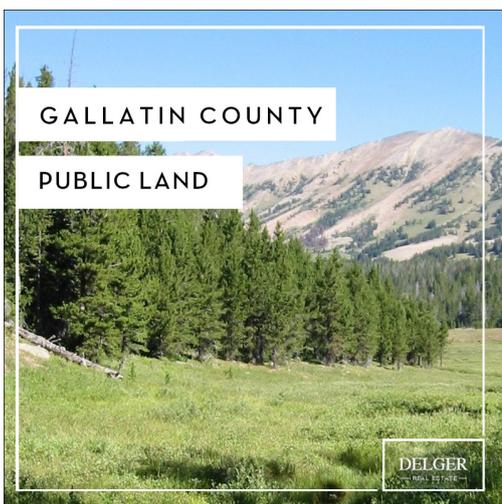
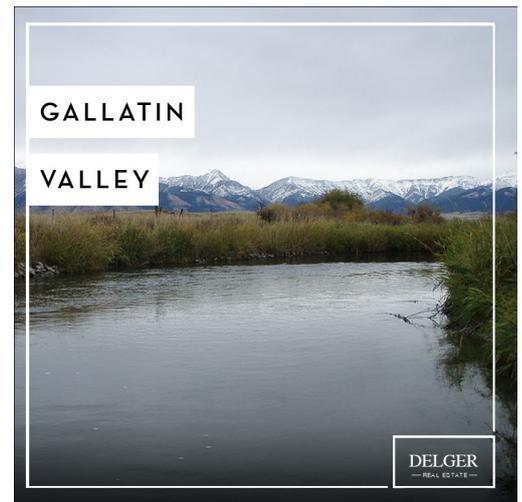
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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.

POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE



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