

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

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166 Mcgee Drive, Bozeman MT 59715

\$1,450,000
Acres: ± 1.172
MLS#: 393639

INTRODUCTION

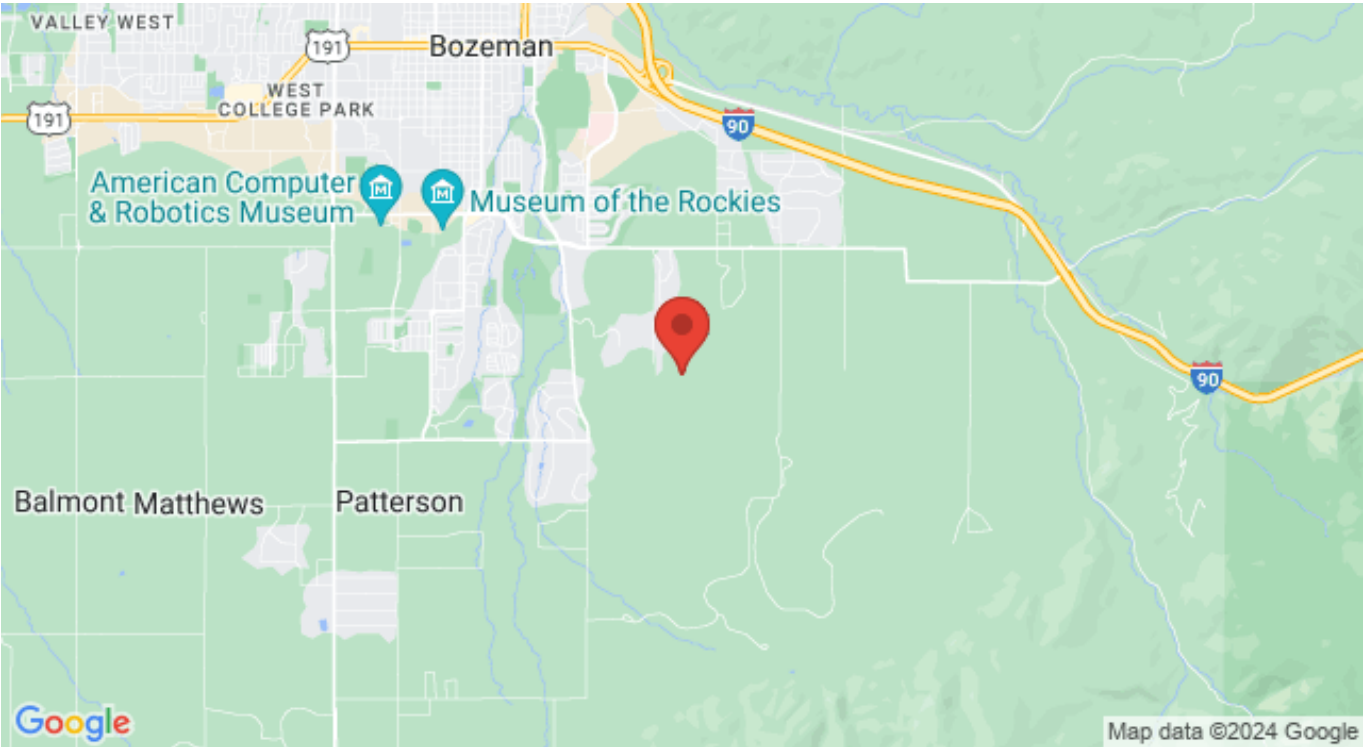
Designed by the Seller with today's architecture in mind, located in desirable Painted Hills Subdivision, 166 McGee Drive offers a spacious home with gorgeous mountain views on over an acre. The home was built by the Zickovich/Tucker team and is available for the first time. It's open floor plan and commanding views is breathtaking. This four bedroom, three bath home sits at the end of the neighborhood, conveniently located adjacent to the Painted Hills Walking Trail. The heart of the home, the living room, boasts vaulted ceilings, a wood-burning floor-to-ceiling stone fireplace and a wall of windows that flood the space with natural light. The hardwood floors in the living room continue into the informal dining area, kitchen and either formal dining or gorgeous office space. The well-appointed kitchen features tile counters, a gas cooktop and double wall oven. Off the entry, the formal dining space, currently used as an office, connects to the kitchen, adding versatility to the layout. The main level also features a spacious master suite with vaulted ceilings, and a luxurious bathroom with tiled shower and soaker tub. Two additional bedrooms on the main level also have vaulted ceilings. The basement includes a guest bedroom with a walk-in closet and a full bathroom, offering privacy and comfort for visitors. This spacious basement has an additional family room space, the laundry area, and unfinished spaces for storage or the additional future expansion for 2 more bedrooms, both with egress windows. Mature trees and landscaping provide privacy from the neighbors, but allow for a grand view of the Bridger Mountains from the spacious wrap around back deck.



FEATURES

Status:	Active	Year Built:	1995
Type:	Residential	Beds:	4
Sub Type:	Single Family	Baths:	3
Acres:	± 1.172	Appliances:	BuiltInOven, Cooktop, Dryer, Dishwasher, Microwave, Refrigerator, Washer
View:	Mountains, SouthernExposure	Heating/Cooling:	Baseboard CeilingFans
Water Features:	None		
Listing Date:	2024-07-20		
Listing Agent:	Krista Palagi of Berkshire Hathaway - Bozeman		

LOCATION



Address: 166 McGee 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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