

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger
BROKER / OWNER
406.581.7504

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



230 Fiddle Creek, Livingston MT 59047

\$1,550,000
Acres: ± 20.1
MLS#: 393704

INTRODUCTION

Experience the Spirit of the West in Shields Valley- known for its expansive western landscapes & 360 degree views of the Absaroka, Bridger and Crazy Mountain Ranges. In the middle of it all sits a 5,200-square-foot custom home on over 20 acres with six bedrooms, 4 1/2 bathrooms and high-end finishes throughout three levels! This custom home features vaulted ceilings, rustic wood accents and expansive windows showcasing mountain views in every direction! The main level includes a custom stone fireplace, open-concept living areas, a chef's kitchen with concrete countertops, stainless steel appliances and a large island with a copper farm sink! The main floor master suite offers a private deck, a walk-in closet and a lavish ensuite bathroom with a dual vanity, tiled shower and a soaking tub! Additional amenities on the main level include two bedrooms, a home office, full and half baths, large laundry room with custom cabinets and mudroom leading to the attached two-car garage. The 400-square-foot bonus room on the third level and fully-finished walk-out basement provide additional space for relaxation and entertainment, featuring a family room, sauna, gym, wine storage, three additional bedrooms, a second office space and two full bathrooms. Outside, a covered patio with rustic beams overlooks the stunning Absaroka Mountain Range and has unobstructed views of Sheep Mountain. This property offers ample space for horses, dogs and chickens, allowing you to enjoy vast open spaces and endless outdoor activities! Conveniently located between the vibrant town of Livingston and the ranching community of Clyde Park, this home provides a harmonious blend of rural living and access to modern amenities. Just a short drive to Paradise Valley, 40 minutes to Bozeman and less than an hour to the airport, this property truly embodies the quintessential Montana lifestyle and small-town charm! Schedule your showing today!



FEATURES

Status:	Active
Type:	Residential
Sub Type:	Single Family
Acres:	± 20.1
View:	Farmland, Meadow, Mountains, Rural, River, SouthernExposure, CreekStream, Valley
Listing Date:	2024-07-05
Listing Agent:	Jackie Wickens & Trecie Wheat Hughes Team of Yellowstone Brokers

Style:	Craftsman, Custom, Ranch
Year Built:	2019
Beds:	6
Baths:	5
Appliances:	BuiltInOven, Dryer, Dishwasher, Freezer, Disposal, Microwave, Range, Refrigerator, WaterSoftener, WineCooler, Washer
Heating/Cooling:	ForcedAir Propane NaturalGas CentralAir, CeilingFans

LOCATION



Address: 230 Fiddle Creek, Livingston MT 59047

PHOTOS



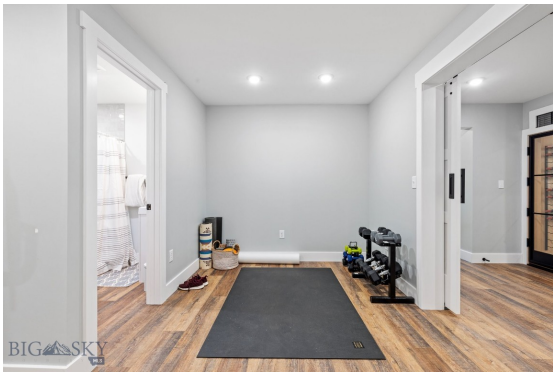


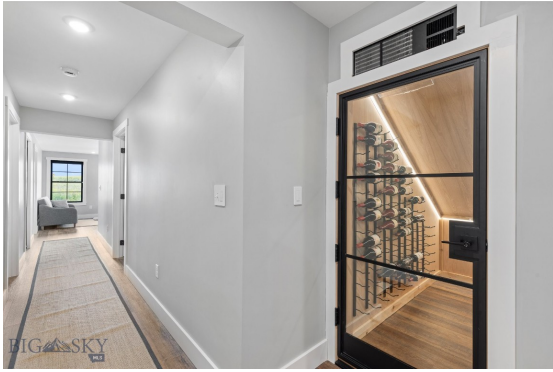














LIVINGSTON LIFESTYLE



Livingston, Montana is a historic train town from the late 1880's that has attracted cowboys, ranchers, artists, and the rich and famous who are enamored by the scenery of this area of southwestern Montana. Livingston has been featured in movies like A River Runs Through It, The Horse Whisperer, and numerous TV series and commercials.

Historic Downtown Livingston has lively restaurants and shops, some of which have been around since the late 1800' s. Livingston is known for fly fishing, cross-country skiing, horseback riding, river rafting and numerous museums, art galleries and restaurants.

When it comes to outdoor recreation the town of Livingston is surrounded by four beautiful mountain ranges, and offers the Yellowstone River, Shields River, and numerous stream and spring creeks for an abundance of outdoor activities. Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955 is located 29 miles from Livingston. Big Sky Resort is 68 miles 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. Yellowstone National Park(2.2 million acres) is located 50 miles south of Livingston.

With a population of about 7,000 people, Livingston has the amenities and services buyers expect for a town of this size. Livingston is less than 20 minutes from Bozeman. The Livingston School District includes Elementary Schools, a Middle School, and a High School. The median price of a single family home in Livingston is 18% lower priced than single family homes in Bozeman and appeals to buyers seeking a smaller town, yet still want to be close to the amenities of Bozeman.

PARK COUNTY

Park County, Montana's estimated population is 16,438 with a growth rate of 1.94% in the past year according to the most recent United States census data. Park County, Montana is the 11th largest county in Montana. Park County has a total area of 2,813 square miles (1.8 million acres or 7,290 km²), of which 2,803 square miles (7,260 km²) is land and 10.4 square miles (27 km²) (0.4%) is water. The highest natural point in Montana, Granite Peak at 12,807 feet (3,904m), is located in Park County.



Paradise Valley is a major river valley of the Yellowstone River in southwestern Montana just north of Yellowstone National Park in the southern portion of Park County, Montana. The valley is flanked by the Absaroka Range on the east and the Gallatin Range on the west. The Yellowstone River, one of Montana's Blue Ribbon Trout Rivers, flows through Paradise Valley and is noted for world-class fly fishing in the river and nearby spring creeks such as DePuy Spring Creek. The valley hosts other natural wonders such as several natural hot springs, including Chico Hot Springs near Emigrant, Montana, La Duke Hot Springs near Gardiner, and Hunter's Hot Springs near Livingston. A small part of Yellowstone National Park is located in the extreme southern part of the county.

The northern end of Park County, Montana contains the Shields River Valley. The Shields River is a tributary of the Yellowstone River. It flows west, then south, between the Bridger Range to the west and the Crazy Mountains to the east, past Wilsall and Clyde Park. It joins the Yellowstone approximately 10 mi (16 km) northeast of Livingston, MT.

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 Livingston and the surrounding areas.

POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

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