

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise

166 BATTLE PEAK



Front elevation



Back elevation

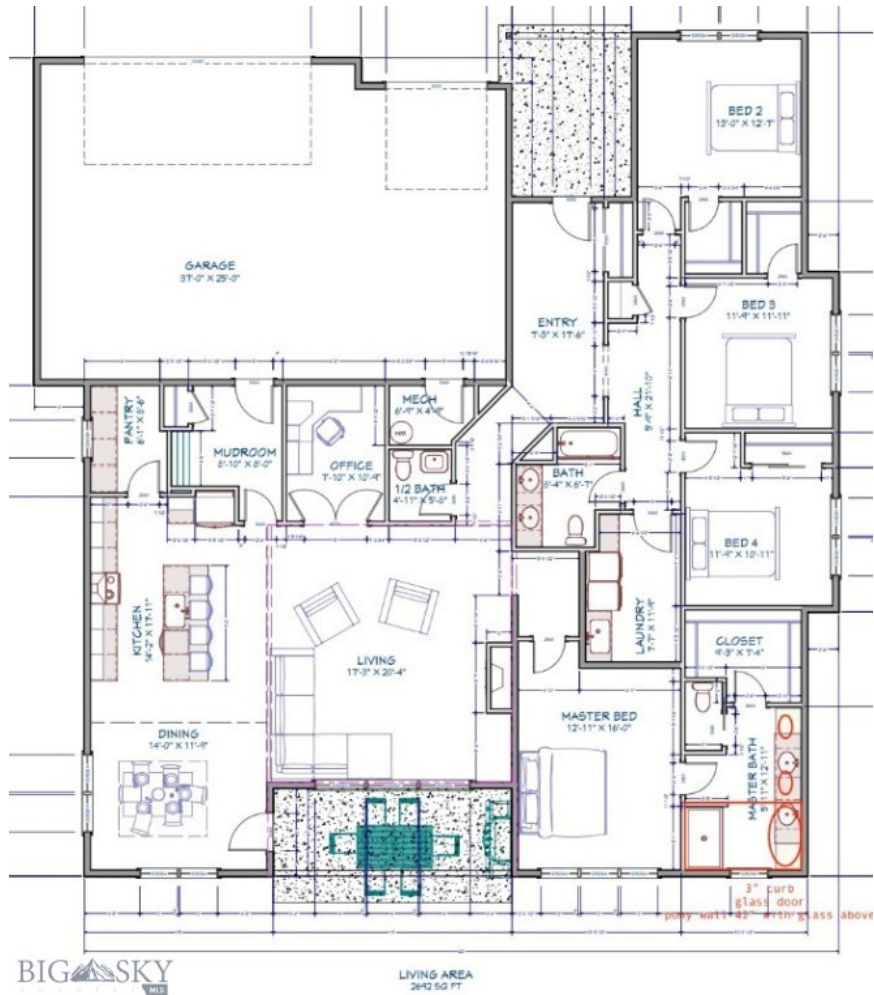


166 Battle Peak, Bozeman MT 59718

\$1,050,000
Acres: ± 0.21
MLS#: 393762

INTRODUCTION

Welcome to Your Dream Home in Woodland Park! This wonderful single-level new construction home offers everything you've been searching for. Boasting four spacious bedrooms, two and a half bathrooms, a dedicated office, and a three-car garage, this home combines luxury and practicality. Key Features: *Open Concept Living: The vaulted living room with gas fireplace seamlessly connects to the kitchen and dining area, creating an inviting space perfect for family gatherings and entertaining guests. *Gourmet Kitchen: Enjoy cooking in your upgraded kitchen featuring a 36" gas range, custom vent hood, under-cabinet lighting, built in microwave and a spacious WALK-IN pantry. *Private Office & Powder Room: Conveniently located off the Living room, perfect for work-from-home days or as a study. *Generous Bedrooms: Three large bedrooms are situated near the front of the home, along with a full bathroom and a well-appointed laundry room. *Luxurious Owners Suite: Retreat to your serene owners suite with expansive windows and a beautifully designed bathroom. The ensuite features a "wet room" with a tiled shower and bathtub, two vanities, a private toilet room, and a large walk-in closet. *Ample Storage: The expansive three-car garage provides plenty of space for vehicles and storage needs. VIEWS: enjoy Southern Exposure and views from the covered back patio. Don't miss this opportunity to own a beautiful home in Woodland Park. Schedule a viewing today and make this dream home yours! No showings until after 5pm so please do not bother the workers and listing agent must be present.



FEATURES

Status:	Active
Type:	Residential
Sub Type:	Single Family
Acres:	± 0.21
View:	Farmland, Mountains
Water Features:	None
Listing Date:	2024-07-22
Listing Agent:	Kelsey Comer of Savage Real Estate Group

Year Built:	2024
Beds:	4
Baths:	3
Appliances:	Dishwasher, Disposal, Microwave, Range, Refrigerator
Heating/Cooling:	ForcedAir NaturalGas CentralAir

LOCATION



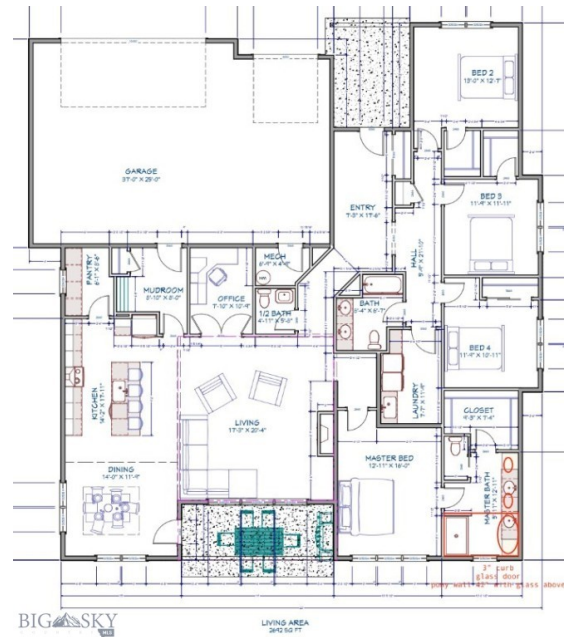
Address: 166 Battle Peak, Bozeman MT 59718

PHOTOS

166 BATTLE PEAK



Back elevation



KITCHEN

APPLIANCES

GE Standard depth french door refrigerator
Forno free standing 6 burner gas 36" range
Custom vent hood- painted white
GE Dishwasher
GE Microwave- built into cabinet
Garbage disposal



Kitchen counters will be **white quartz**
custom vent hood will be painted white



Island x2



Dining



owners suite



Front Exterior

166 BATTLE
LIGHTING

all other bathrooms 2 or 3
light





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.

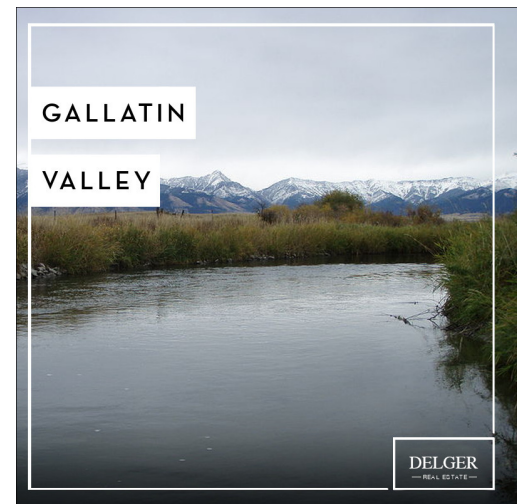
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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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