

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



165 Mcgee Drive, Bozeman MT 59715

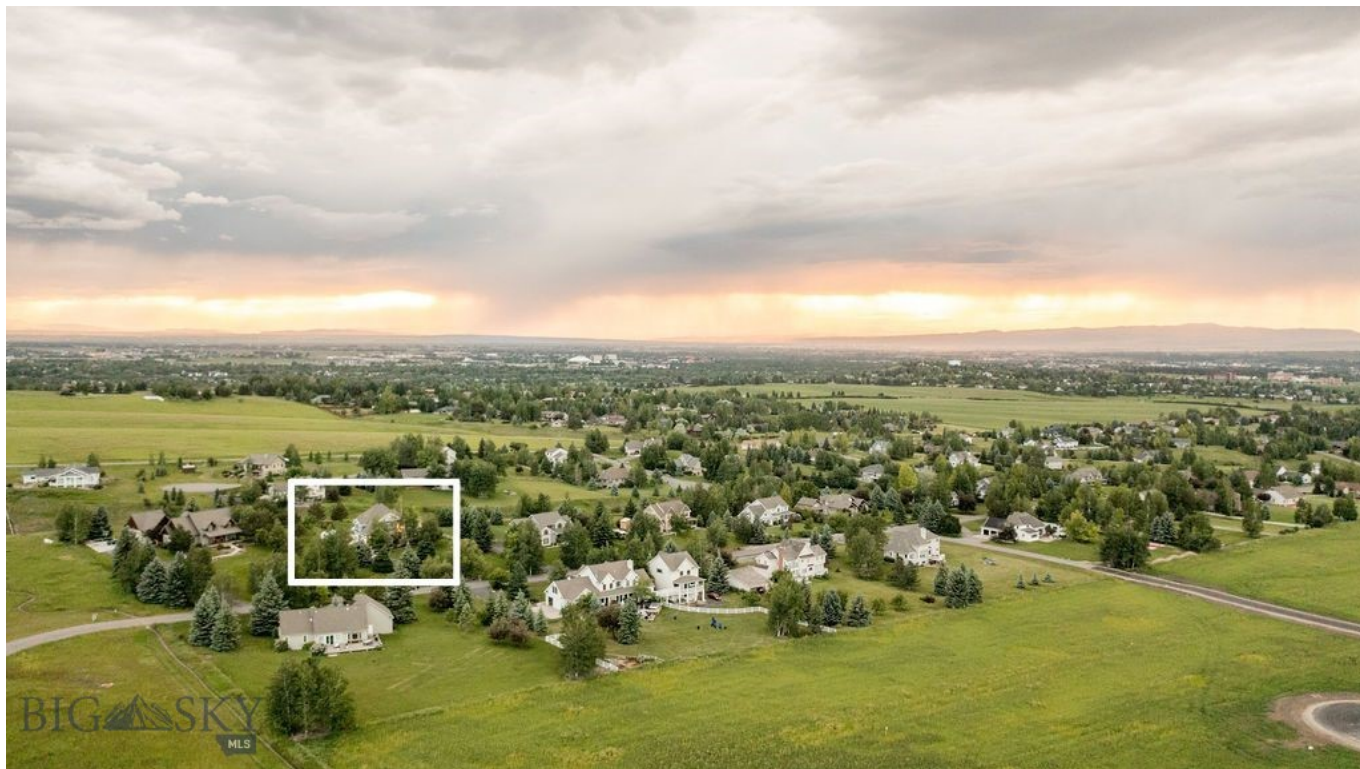
\$2,198,000

Acres: ± 1.32

MLS#: 393818

INTRODUCTION

Endless Montana views meet luxury and comfort in this meticulously well-kept and updated home. Located in the heart of Gallatin Valley within the sought after Painted Hills neighborhood, 165 McGee boasts light-filled space, perfect for all of your needs while providing private access to the Painted Hills trail that connects to Triple Tree and the Main Street to the Mountains trail system. Thoughtfully designed, the main floor features impressive, vaulted ceilings in the living area, which is focused on the custom floor-to-ceiling tile and marble gas fireplace. Whether lounging in the living room or relaxing in the cozy reading nook, this dual sided fireplace creates two spots to take in the spectacular views through the abundant updated windows. Continuing on, you'll find a magnificent solarium between the living room and kitchen that ushers in a true sense of tranquility while looking over the rolling valley. The updated kitchen, with high-end appliances, backsplash and cabinets, will be the heart of all events that can easily be transitioned to the expansive newly rebuilt covered deck or into the garden space below. Also on the main floor, is an office featuring French doors and stone fireplace, a nicely finished powder room, and the incredible master bedroom featuring a picturesque sitting area and an elegantly appointed en-suite. The sprawling master bathroom shines with glorious marble floors, spacious his and her closets, a large walk-in shower with lights and speakers, a soaker tub to enjoy sunsets in and separate his and hers vanities. Upstairs, a guest room with an en-suite is just down the hall from another large bedroom that shares a spacious Jack and Jill bathroom with the bonus family room. Moving on into the welcoming walk-out basement, space continues to abound and allows for innumerable uses. The current home theater equipment will convey, along with the high-end hot tub located right through the French doors to the covered walk out patio. The garden walkway leads to the conveying 26 geodesic dome greenhouse that allows for year-round growing. Returning inside, downstairs includes a fitness room, multiple storage rooms, a large laundry room with a two-person infrared sauna and lastly, an additional bedroom and full bathroom. This home has been close to completely renovated with keen attention to detail (\$472k worth). Ask your agent for a list of all renovations, updates and other important features not mentioned here.



FEATURES

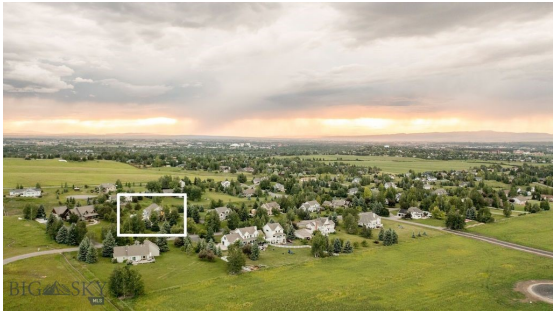
Status:	Active	Style:	Custom, Traditional
Type:	Residential	Year Built:	1999
Sub Type:	Single Family	Beds:	4
Acres:	± 1.32	Baths:	5
View:	Farmland, Meadow, Mountains, Valley, TreesWoods	Appliances:	Dryer, Dishwasher, Freezer, Disposal, Microwave, Range, Refrigerator, Washer, SomeGasAppliances, Stove
Water Features:	None	Heating/Cooling:	Baseboard RadiantFloor CeilingFans, VariesbyUnit, WallWindowUnits
Listing Date:	2024-07-08		
Listing Agent:	Shayne Utter of Tamara Williams and Company		

LOCATION

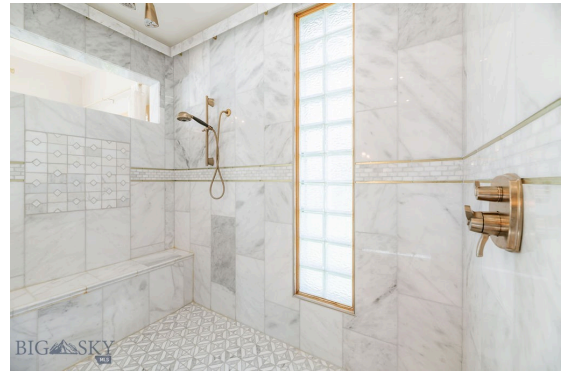
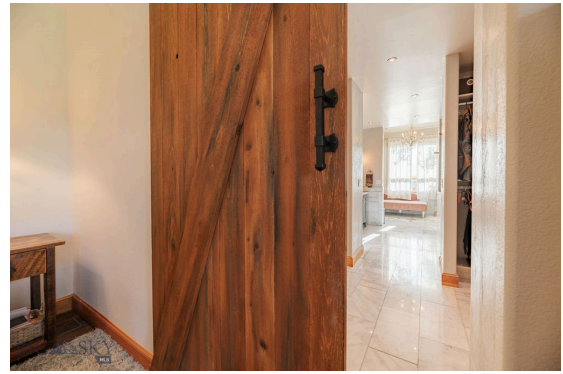


Address: 165 McGee Drive, Bozeman MT 59715

PHOTOS

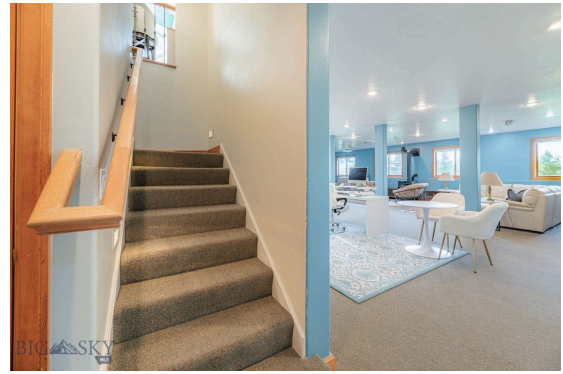
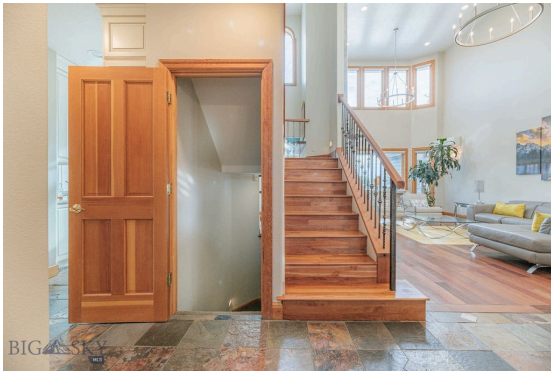


















BOZEMAN LIFESTYLE™



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.

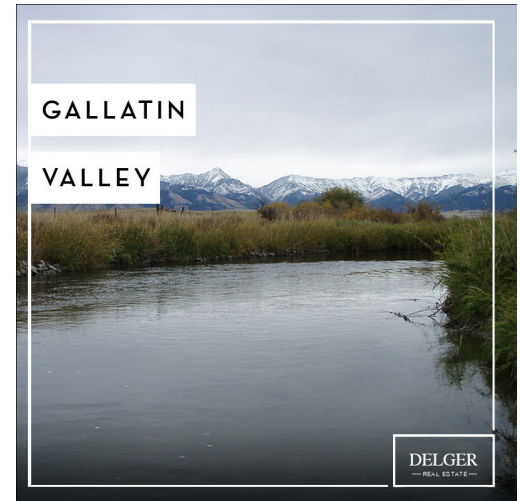
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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.

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LOCAL EXPERTISE*



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