

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger
BROKER / OWNER
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THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



900 Cloud Nine Road, Bozeman MT 59715

\$6,900,000

Acres: ± 40.85

MLS#: 393833

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MLS
Information deemed reliable,
but not guaranteed

INTRODUCTION

At the foot of the Bridger Mountains and minutes to National Forest access, this 40+ acre Bridger Canyon ranch is an end of the road, hidden gem. Rolling topography, rock bluffs, a natural spring, ponds, meadows, aspen groves and thick stands of old growth timber provide a sanctuary for dozens of species of wildlife, including elk, moose, bear, bald eagles and songbirds. Situated to take full advantage of the land, the recently constructed mountain luxury custom home blends rustic & refined, and timeless, clean lines allowing the views to take center stage. Follow the sun as it arcs across the western sky through an abundance of picture windows and glass doors that frame the views as if they are natural works of art. Neutral, natural surfaces and textures offer a seamless transition between outdoors and in. The open floor plan features a gourmet kitchen with reclaimed oak cabinets and counter top to ceiling windows that provide uninterrupted views of the Bridger Range. Guests gather around the oversize, natural stone island that has been elongated parallel to the induction cooktop, double ovens and paneled refrigerator to accommodate a larger work surface - including a built in butcher block and copper prep sink. The heart of the home is the massive double sided, view through wood fireplace that warms both the kitchen/dining area and the living room. A stunning mix of artistry and function, the placement of various sizes and shapes of stones create distinct ledges and nooks. In a quiet wing of the home, the main level primary bedroom is a true retreat that celebrates the gorgeous 360 degree landscape surrounding the home. Catch the setting sun with doors that open up to a private patio steps away from the wildlife rich upper pond. The master bath has been designed to have ample elbow room, great lighting and luxury amenities, including a soaking tub, oversize glass shower & custom cabinetry. Cherished guests are tucked away in their own wing of the house and given a Montana welcome with two bedrooms, a luxury bath and a bonus/flex space with kitchenette. The ranchs owners have been stewards of the land helping to carry on the legacy of conservation in this remarkable ecosystem through wildlife friendly fencing, weed management, and brush clearing. Bridger Canyon is a national park to call your home, yet is only a short 10 minute drive to the James Beard recognized restaurants, boutique shopping and world class healthcare found in downtown Bozeman.



FEATURES

Status:	Contingent	Style:	Custom
Type:	Residential	Year Built:	2017
Sub Type:	Single Family	Beds:	3
Acres:	± 40.85	Baths:	3
View:	Farmland, Lake, Meadow, Mountains, Pond, Rural, SouthernExposure, Valley, TreesWoods	Appliances:	BuiltInOven, Cooktop, DoubleOven, Dryer, Dishwasher, Disposal, Microwave, Refrigerator, WaterSoftener, WineCooler, Washer
Water Features:	Creek, Pond, Seasonal	Heating/Cooling:	ForcedAir HeatPump Propane Wood CentralAir
Listing Date:	2024-07-09		
Listing Agent:	Christy Delger of PureWest Christie's Int'l Real Estate - Bozeman		

LOCATION



Address: 900 Cloud Nine Road, Bozeman MT 59715

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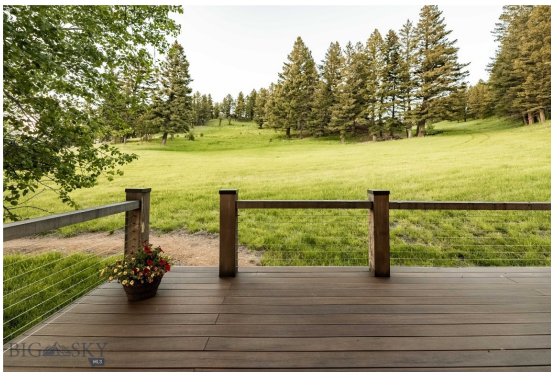
PHOTOS



















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.

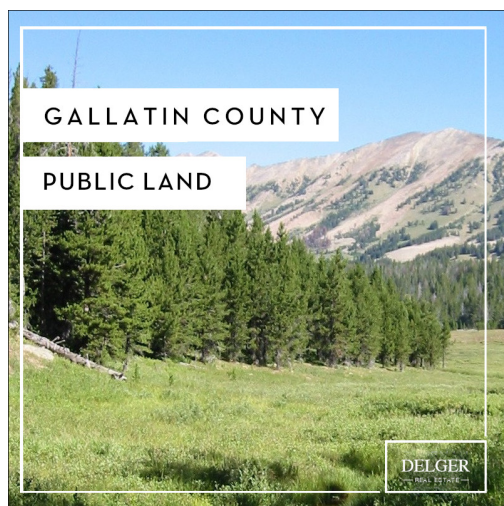
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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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v1.01-2024-08-31