

# 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*



## 31 Cayuse Trail, Bozeman MT 59718

\$2,294,000

Acres: ± 3.025

MLS#: 394866

# INTRODUCTION

Discover the perfect blend of timeless charm and modern convenience in this stunning custom Craftsman-style home, nestled on 3 serene acres with a private well and septic. The layout is ideal for many living situations, boasting a well thought out main floor with all living essentials as well as an expansive owners suite. On the same level you'll find a cedar sided sunroom/hot tub room that is quite impressive, inviting Bozeman outdoors in. With 4 bedrooms, 3 bathrooms, an expansive living room with an additional family room downstairs, an extra room for storage, crafts, etc.. there's plenty of room for your imagination to roam free and make this house your dream home! Some of the custom finishes to highlight are: solid oak hardwood flooring, live edge granite counter tops, wood doors and trim, heated tiles flooring, and 9 foot ceilings. Step into the oversized 3 car garage (plumbed for a gas heater) and also enjoy the newly re-surfaced driveway for all your toys. If you're dreaming of lush gardens, a private retreat, or space for your horses, look no farther. With minimal zoning restrictions and covenants fit for rural Montana living, you have the incredible flexibility to customize your property to your heart's desire. Enjoy the open pasture with your horses and other pets. Enjoy breathtaking 360 Views: Wake up to panoramic vistas every morning, with stunning views in every direction that capture the beauty of the Gallatin Valley. Close to Town: Enjoy the peace and privacy of country living, while still being just minutes away from shopping, dining, and all the conveniences of town life. Located in desirable Anderson School District. This is more than just a home it's an opportunity to create the lifestyle you've always wanted. Don't miss out on this rare gem. Schedule your private tour today!



## FEATURES

<b>Status:</b>	Active
<b>Type:</b>	Residential
<b>Sub Type:</b>	Single Family
<b>Acres:</b>	± 3.025
<b>View:</b>	Mountains, Rural, SouthernExposure
<b>Water Features:</b>	None
<b>Listing Date:</b>	2024-08-13
<b>Listing Agent:</b>	Lacy Browne of Legacy Brokers

<b>Style:</b>	Craftsman, Custom
<b>Year Built:</b>	2018
<b>Beds:</b>	4
<b>Baths:</b>	3
<b>Appliances:</b>	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer
<b>Heating/Cooling:</b>	ForcedAir NaturalGas CeilingFans

## LOCATION



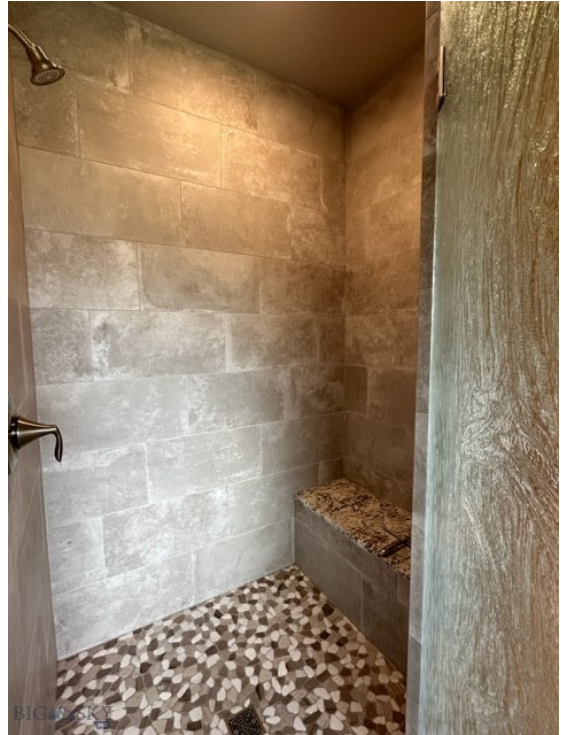
Address: 31 Cayuse Trail, Bozeman MT 59718

# PHOTOS



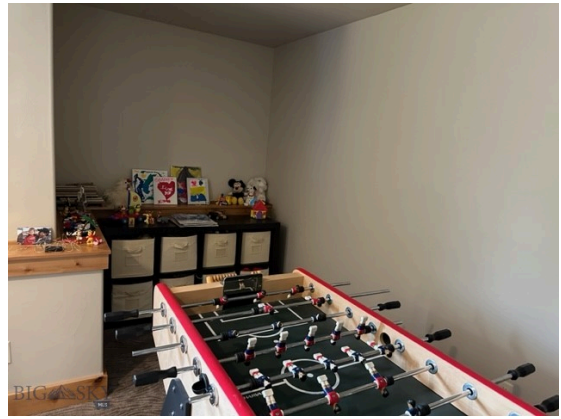


















# BOZEMAN LIFESTYLE™



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*



**Craig Delger**  
BROKER / OWNER  
406.581.7504  
craigdelger@gmail.com

v1.01-2024-11-23