

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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

Powered by Data, Technology, and Local Expertise



2530 Kootenai Court, Bozeman MT 59715

\$1,775,000

Acres: ± 0.2059

MLS#: 396785

INTRODUCTION

Welcome to the Legends and to the flower garden of your dreams. If you're looking for one of the very best views in Bozeman, you have arrived. This incredible 3 bed, 2.5 bath home connects directly to the trail system and has a constant, unobstructed stare down with the College "M". The home has been professionally landscaped to such a degree that it takes your breath away. Hummingbirds, Orioles, Tanagers and more fill the backyard with song and color and you're a stone's throw from Bridger Creek and Golf Course. The Primary is on the main floor with a stunning walk in shower and walk in closet. It has it's own exit to the patio and views that go on for days. If you're working from home, there is a beautiful office on the first floor or if you want more privacy, turn one of the two spacious upstairs bedrooms into an office and gaze at the mountains instead of getting your work done. The main floor is gracious and open and is fabulous for entertaining as is the back patio. The kitchen is complete with center island seating, nice appliances and ample dining area. The house also has an air filtration system. The gas fireplace has meticulous stonework and creates an ambiance to help you get cozy. This home is being offered for the first time by the original owner who was fortunate to have helped design and witness it being built. The owner loves the neighborhood, friendly neighbors walking their dogs, her gorgeous flower garden and her views. She has made beautiful memories in her home and has hopes the new owners will love it as much as she does. (p.s. zero deferred maintenance)

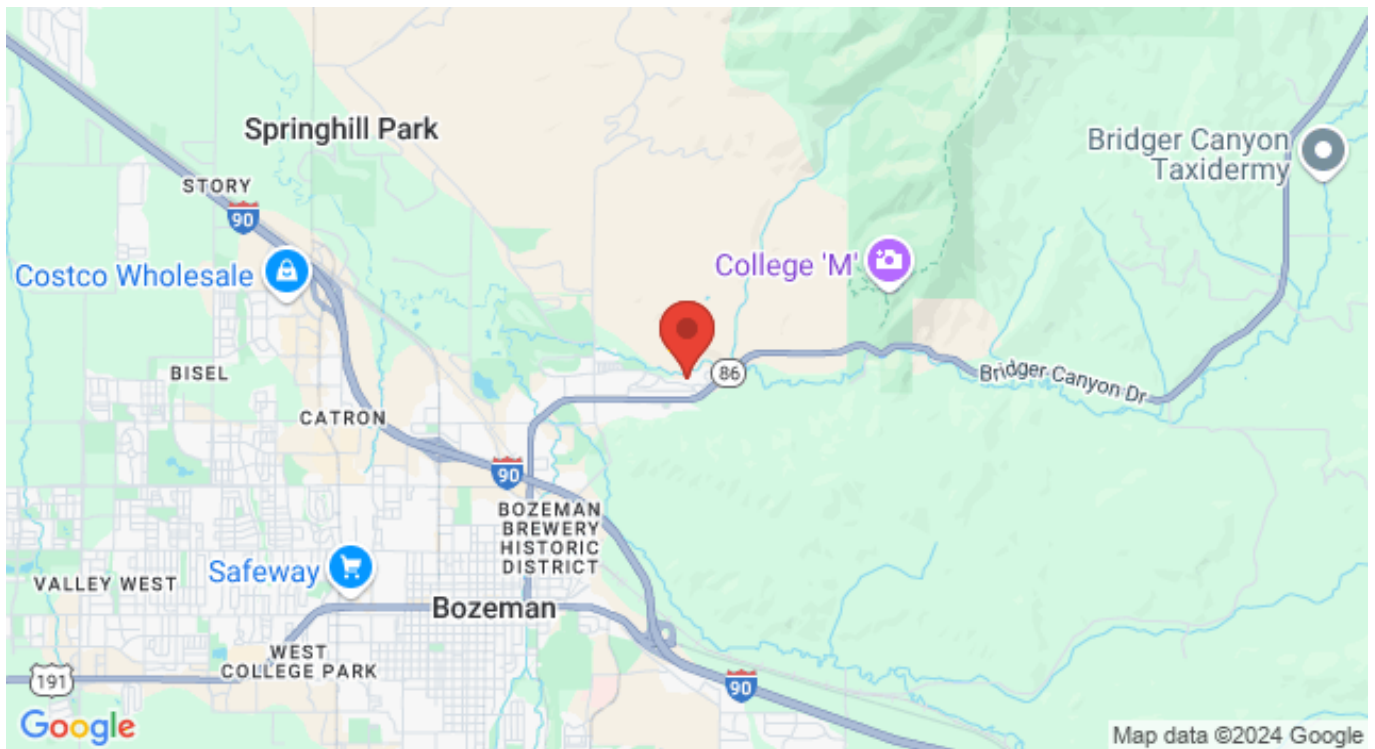


BIG SKY
MLS

FEATURES

Status:	Active	Style:	Contemporary
Type:	Residential	Year Built:	2018
Sub Type:	Single Family	Beds:	3
Acres:	± 0.2059	Baths:	3
View:	Meadow, Mountains, River, CreekStream, TreesWoods	Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, WaterSoftener, WineCooler, Washer, SomeGasAppliances, Stove
Water Features:	None	Heating/Cooling:	ForcedAir CentralAir, CeilingFans
Listing Date:	2024-09-19		
Listing Agent:	Deirdre Quinn of REAL Broker		

LOCATION



Address: 2530 Kootenai Court, Bozeman MT 59715

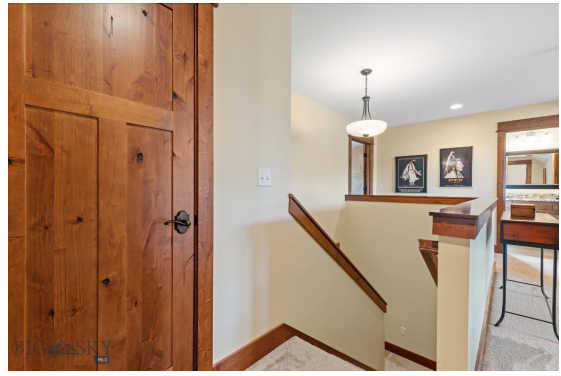
PHOTOS















Floor Plan Created By Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.



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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.

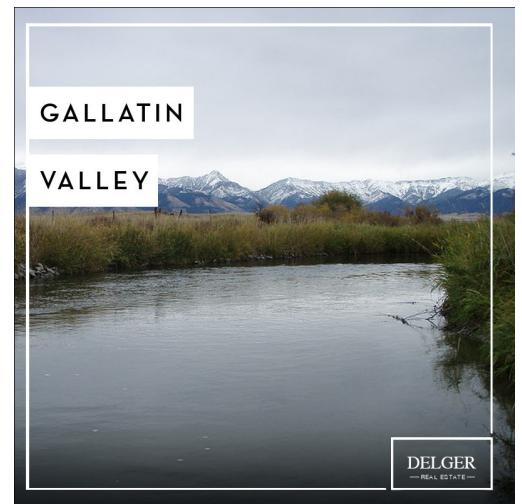
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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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