

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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3125 Madrona Lane, Bozeman MT 59715

\$954,000

Acres: ± 0.1671

MLS#: 396802

INTRODUCTION

WOW, this place is like brand new! Picturesque 4B|3B + Office home in Bozeman's Alder Creek Neighborhood. Charming, covered front porch greets you as a friendly space to sit and visit with neighbors. Inside, newer white oak floors, updated paint, brand new carpet, and newer kitchen counters and appliances. The living room is open, bright and cheery, anchored by a beautiful gas fireplace to keep you warm and cozy this winter. The perfectly designed kitchen has a breakfast bar which keeps you connected to the living room, dining room, and den/sitting area with access to the backyard. Dining room can easily transform from daily meals to formal hosting events. The dedicated front office has big, bright windows, built in desk area and glass, French doors. Upstairs, the primary suite looks over the landscaped backyard, mature trees, and subdivision open space. With a tiled shower, soaking tub under a big picture window, and dual vanities, spacious walk-in closet, the primary bathroom checks all the boxes. Two more guest bedrooms are upstairs and a full bathroom. Take advantage of the expansive bonus space with closet to make your media room, playroom, 4th bedroom, or whatever your needs may be. Extra deep, 2-car garage has storage shelves and mudroom area for your "drop station" as you enter your home. Spacious backyard is fenced, pets and kids will delight in lawn games or taking to the subdivision trails for daily exercise. The neighborhood playground for Alder Creek is a block away with a stand of mature cottonwoods shading while you play in those hotter summer months. Excellent location to MSU, Hospital, beloved Southside restaurants, grocery, breweries and coffee shops, plus Hyalite Reservoir and multiple trailheads for exploring the Gallatin Mountain Range. Recently painted exterior and home has AC! Please come take a look at this immaculate property. It won't last long!



FEATURES

Status:	Contingent
Type:	Residential
Sub Type:	Single Family
Acres:	± 0.1671
View:	Mountains, SouthernExposure, TreesWoods
Water Features:	None
Listing Date:	2024-10-25
Listing Agent:	Taunya Fagan of Taunya Fagan RE @ Estate House

Style:	Contemporary, Custom
Year Built:	2006
Beds:	4
Baths:	3
Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer
Heating/Cooling:	ForcedAir NaturalGas CentralAir

LOCATION



Address: 3125 Madrona Lane, 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.

BOZEMAN 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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