

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



2110 Sourdough Road, Bozeman MT 59715

\$1,250,000
Acres: ± 0.3472
MLS#: 396914

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MLS
Information deemed reliable,
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INTRODUCTION

Welcome to 2110 Sourdough Road, a stunning home perfectly located in one of Bozeman's most sought-after neighborhoods. This home not only offers an exceptional living experience but also places you within close proximity to some of Bozeman's best amenities, including Petes Hill, Bozeman Deaconess, Montana State University, the Museum of the Rockies, and a short drive to the vibrant Downtown Bozeman area filled with local shops, dining, and entertainment. Step inside and be welcomed by an open-concept living space that exudes warmth and comfort. The spacious living room features beautiful walnut hardwood floors & cozy wood-burning fireplace, perfect for those chilly Montana evenings. Natural light flows throughout the home, creating an inviting and serene ambiance. The heart of the home is the newly renovated gourmet kitchen, which boasts gorgeous white cabinets with shiplap walnut edged range hood, large gas cooktop, stainless steel appliances with new refrigerator and new combo convection oven/microwave wall oven & sleek quartz countertops. This kitchen is not only stunning but also highly functional, offering ample space for both casual meals and entertaining guests. Updated lighting throughout. This home at 2110 Sourdough Road is a rare find in Bozeman, offering both luxurious interior updates, spacious, large lot with mature landscaping and an unbeatable location. With close proximity to downtown, the university, top healthcare, and cultural highlights like the Museum of the Rockies, this home provides everything you need for comfortable, connected living in Bozeman. Home is equipped with solar panels, significantly reducing energy costs and making it an environmentally friendly choice. The benefits of solar power in this home mean you'll enjoy lower utility bills, helping you live sustainably while also saving money. This beautiful home features four bedrooms, two and a half baths, with spacious open concept living space and tall tray ceilings create an open and inviting living space. Daylight basement with large family/movie room for entertaining and large storage room. A private back yard, greenhouse & rock patio perfect for outdoor activities like making smores, quiet relaxation or enjoying friends. Attached oversized two-car garage has additional storage space, large covered deck and NO HOA with space to park an RV or trailer with a 110v electrical outlet. Don't miss the chance to make this stunning property your own!



FEATURES

Status:	Active
Type:	Residential
Sub Type:	Single Family
Acres:	± 0.3472
View:	Mountains, SouthernExposure, Valley, TreesWoods
Water Features:	None
Listing Date:	2024-09-20
Listing Agent:	Shawn Gaugler of RE/MAX Legacy

Style:	Craftsman
Year Built:	2010
Beds:	4
Baths:	3
Appliances:	BuiltInOven, Cooktop, DoubleOven, Dishwasher, Disposal, Refrigerator
Heating/Cooling:	ForcedAir NaturalGas Solar Wood CentralAir

LOCATION



Address: 2110 Sourdough Road, Bozeman MT 59715

PHOTOS





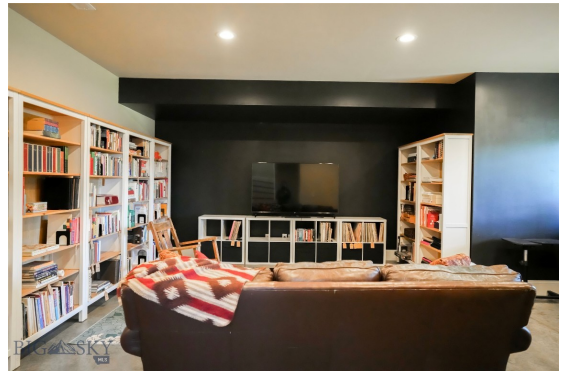














BOZEMAN LIFESTYLE™



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.

POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

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