



THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



1513 Stone Creek Road, Bozeman MT 59715

\$3,795,000

Acres: ± 39.92

MLS#: 397024

INTRODUCTION

Surrounded by the towering pines of Stone Creek in Bridger Canyon, this custom Scandinavian long-house style home is hidden away on a private 39+ acre forested parcel with year-round live water, making for a idyllic and peaceful mountain sanctuary. Located minutes from downtown Bozeman and Bridger Bowl, this property features gated access and access to both private and public trails and Stone Creek flowing through the property. Metal exteriors allow for easy maintenance. SIP panel construction and tons of upgrades including fiber optic internet! A welcoming entry leads to the super structure great room featuring 23 vaulted ceilings - the Rais wood stove keeps things cozy. Enjoy inspired design throughout including high end plumbing and lighting fixtures, tile, metal work, wood flooring and wool carpet. Views to the Bridger Ridge extend from the three 8x10 main level sliding door windows. A 700 sq ft metal deck extends from the living room for seamless inside/outside living. The deck features an outdoor kitchen area and gas firepit. Kitchen features custom cabinetry, concrete island and quartz counters, pro-level appliances, dining bar and task space for the avid home chef. The spacious great room allows for flexibility of living layout. Primary suite on main features picture windows, bath with heated floor tub and tile shower. A junior suite on main features vaulted ceilings and tile-surround full bath. Guest half bath on main. Mud room has easy access to the garage. Ship stairway leads to an upper-level den. The metal and wood-stairwell leads to the newly finished daylight lower level. Hall coffee/wet bar features drink fridge and drawer dishwasher. Two spacious lower bedrooms with wool carpeting, one with built-in bunks, and daylight windows. Designer hall tile bath on the lower level. Media room and 2nd living room with exterior access. Big storage room. Laundry with sink and stackable W/D. Detached 3-car garage with EV charger - 465 sq ft heated artist studio above. Enjoy the flagstone patios and irrigated lawn and gardens. 10-person salt water hot tub and sod roof chicken coop convey. No known covenants Bridger Canyon zoning buyer to verify. Travel right from the back door to public lands for hunting, hiking, biking and other recreation. Just 20 mins to shopping, dining, medical and amenities in Bozeman 15 mins to Bridger Bowl and Crosscut. 35 mins to blue ribbon fly-fishing. Dont miss the 360 VR Matterport Tour!



FEATURES

Status:	Contingent
Type:	Residential
Sub Type:	Single Family
Acres:	± 39.92
View:	Meadow, Mountains, River, SouthernExposure, CreekStream, Valley, TreesWoods
Water Features:	Creek
Listing Date:	2024-10-01
Listing Agent:	Marcie Hahn-Knoff of Knoff Group Real Estate

Style:	Contemporary
Year Built:	2019
Beds:	4
Baths:	4
Appliances:	BuiltInOven, Cooktop, Dryer, Dishwasher, Freezer, Disposal, Refrigerator, WineCooler, Washer
Heating/Cooling:	Propane NaturalGas RadiantFloor Stove Wood CeilingFans

LOCATION



Address: 1513 Stone Creek Road, Bozeman MT 59715

PHOTOS

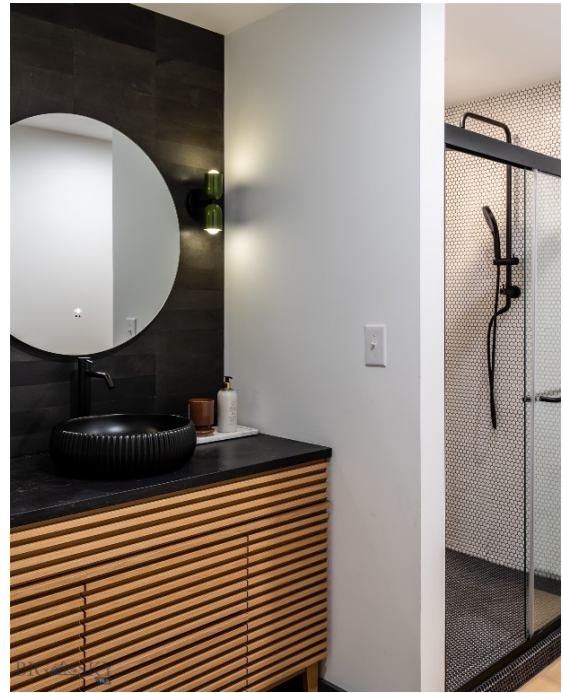


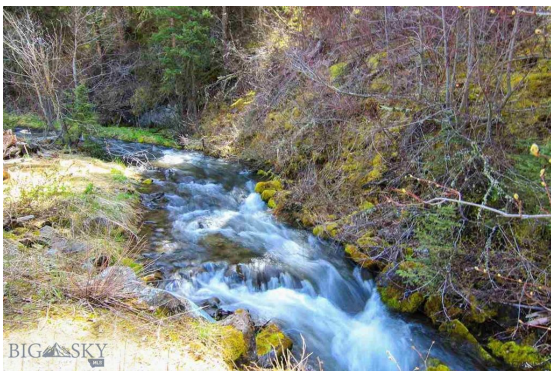
















BOZEMAN LIFESTYLE™



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*



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