

# DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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**THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT**

*Powered by Data, Technology, and Local Expertise*



## 10109 Bridger Canyon Road, Bozeman MT 59715

\$3,795,000

Acres: ± 20

MLS#: 397143

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DelgerRealEstate.com

REALTOR®  
**MLS**    
Information deemed reliable,  
but not guaranteed

# INTRODUCTION

Situated in the heart of Bridger Canyon, this recently renovated 3 bedroom / 2.5 bath home spans a sprawling 20 acres, seamlessly blending modern amenities with the serene charm of Montana's natural landscape. At the heart of the home lies the newly updated kitchen, featuring a luxury stainless steel six-burner Thermador gas range & hood, a Wolf steam oven, and Sub Zero refrigerator. New cabinetry is topped with marble countertops and a matching backsplash, while a cozy kitchen corner is dedicated to an efficient Tulikivi wood-burning fireplace or gather around the stone gas fireplace in the adjoining Great Room. The open layout seamlessly connects the dining area and living spaces, providing an ideal setting for both intimate gatherings and larger celebrations. New light fixtures and white oak hardwood floors enhance the home's warmth and elegance. The primary bedroom, situated in a private wing of the home, offers a tranquil escape with a walk-in closet, captivating views from every window, and direct access to the terrace. The renovated ensuite bathroom features marble tile flooring, elegant marble wainscoting, and stunning marble countertops. With a soaking tub, glass shower, radiant heated floors, and a heated towel rack, this space creates a spa-like atmosphere for your daily routines. The functional main floor also includes an office nook with southwest-facing windows that frame breathtaking views of aspen groves and the meadow below. A large sunroom can be used as a home gym, private office, or library. Off the 2-car garage, the mudroom provides practical storage for gear and outerwear, accommodating all of Montana's seasonal adventures from skiing to summer hikes. The upstairs has been thoughtfully renovated with dramatic stairwell light fixtures, sleek steel stair railings, and plush carpet. A cozy family room serves as a quiet space for watching TV or can be utilized as a private sitting area for guests, complete with its own access to a balcony. Two guest bedrooms share a well-appointed full bath, ensuring comfort for visitors. With end-of-the-road privacy, this property is a nature lovers dream. Enjoy stunning mountain and meadow views and watch the changing seasons unfold from the terrace. With the potential for horses, equestrian enthusiasts will find endless recreational opportunities right at their doorstep. Whether horseback riding or hiking, the landscape invites exploration and adventure.

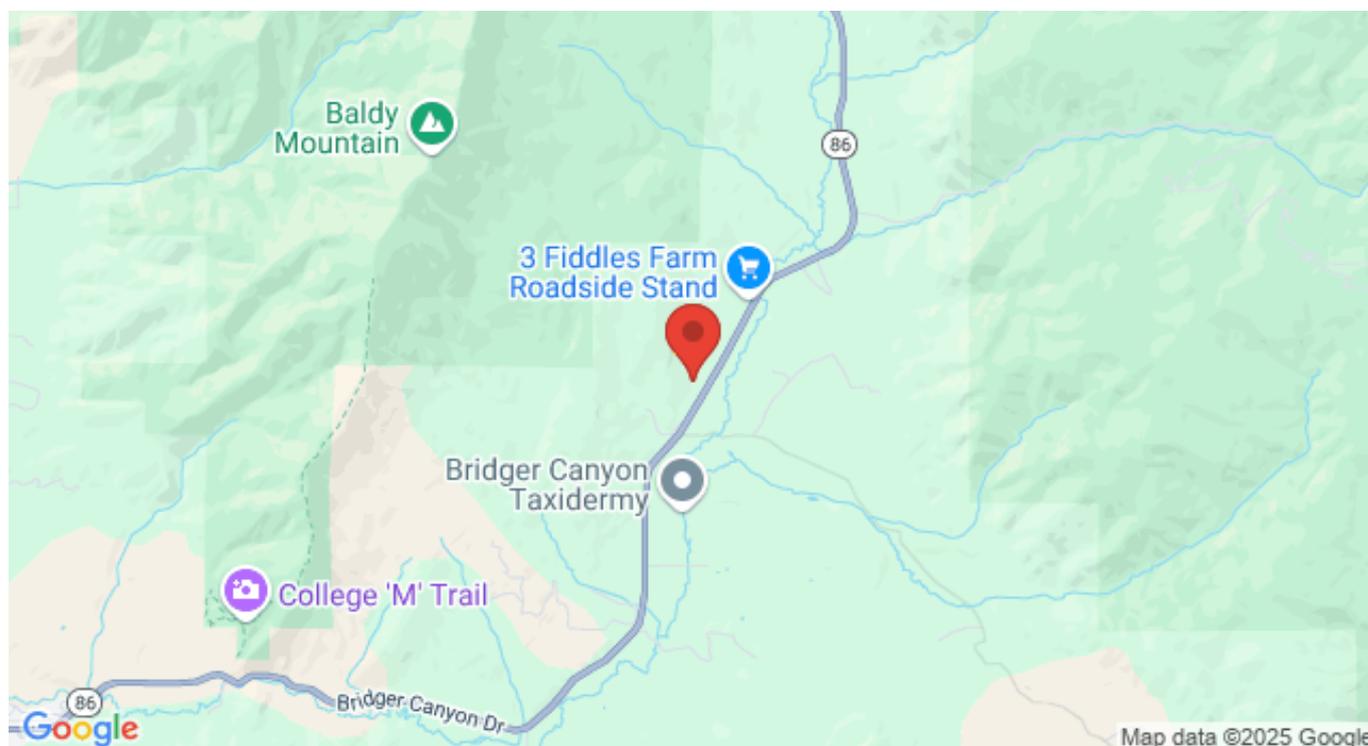


## FEATURES

<b>Status:</b>	Active
<b>Type:</b>	Residential
<b>Sub Type:</b>	Single Family
<b>Acres:</b>	± 20
<b>View:</b>	Farmland, Meadow, Mountains, Rural, Southern Exposure
<b>Water Features:</b>	None
<b>Listing Date:</b>	2024-10-04
<b>Listing Agent:</b>	Mike Schlauch of PureWest Christie's Int'l Real Estate - Bozeman

<b>Style:</b>	Custom
<b>Year Built:</b>	2006
<b>Beds:</b>	3
<b>Baths:</b>	3
<b>Appliances:</b>	Dryer, Dishwasher, Disposal, Range, Refrigerator, Washer
<b>Heating/Cooling:</b>	Forced Air Propane Natural Gas Radiant Floor Wood Ceiling Fans

## LOCATION



Address: 10109 Bridger Canyon Road, Bozeman MT 59715

# PHOTOS



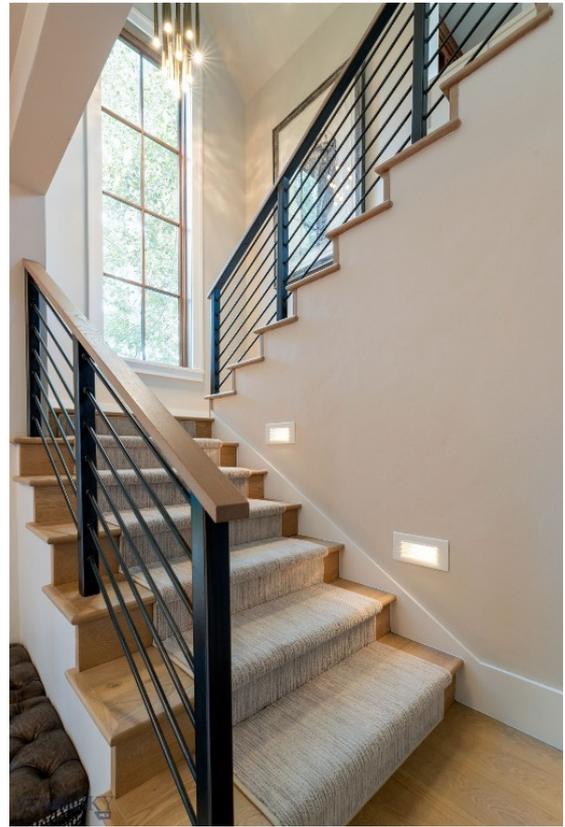
















# BOZEMAN LIFESTYLE™



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.

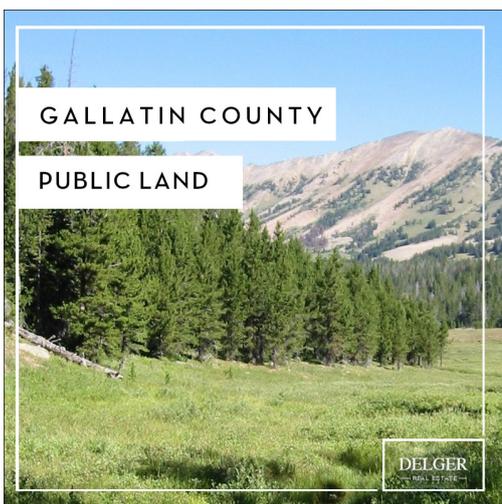
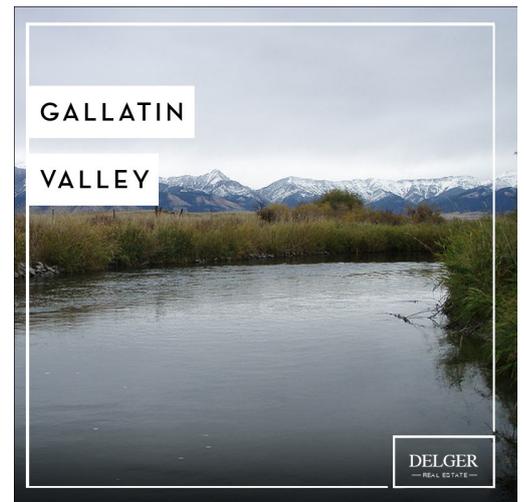
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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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