

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



3220 Summer Cutoff Road, Bozeman MT 59715

\$1,575,000
Acres: ± 1.672
MLS#: 397467

INTRODUCTION

Back on market - no fault of property! Comfort and Montana living await in this expansive Bozeman residence, offering updated interiors, stunning views and ample room to roam. Almost 5000 sq ft spread over three floors, this home has been lovingly cared for and has had extensive renovations inside and out. The spacious 1.672 acre lot is situated for both usable yard and garden space and hillside view protection - enjoy unobstructed panoramic vistas of the surrounding mountains and valley. Imagine watching ever-changing Montana skies inside and out. So many upgrades - 50-year roof, newer siding/windows/boiler and water heater/garage doors/partially covered wrap around Trex deck, updated lighting and 2024 remodeled primary bathroom. The functional floorplan can be used in a multitude of ways including multi-generational living. Main level features a spacious great room with gorgeous natural light and views from every window. A chefs kitchen with dining, large island, granite counters, Thermador induction top with pot filler, under cabinet lighting and tile backsplash. Living room features soaring ceilings, access to the exterior deck for inside/outside entertaining and gas linear fireplace with euro rock surround. A full bath, bath, three bedrooms and laundry/mud room complete the main level. Upstairs the primary suite features big views, a walk-in closet and an ensuite 2024 bathroom with pedestal tub, tile surround shower, and separate vanities. Across the catwalk is a wonderful office space or additional bedroom. The daylight basement with walkout features a second living room with reclaimed wood ceiling, dry kitchenette with refrigerator, game room/pool table area, a gym (or additional bedroom), another spacious bedroom and a full bath. The 6-person hot tub on lower-level patio conveys. Solid surface flooring throughout the home with exception of gym and bedroom in lower level. The attached three car garage is extra deep and features a built-in work bench and storage cabinetry. Fenced garden/dog run area off garage and invisible dog fencing on property. Light covenants no known zoning buyer to verify. Fantastic location just north of Bozeman City limits minutes to trails for hiking, mountain biking and other recreation. Just 10 minutes to shopping, dining, medical and amenities in Bozeman 15 min the airport, 30 min to Bridger Bowl and Crosscut. 25 mi to blue ribbon fly-fishing, 1 hour to Big Sky. Dont miss the 360 VR Matterport Tour!



FEATURES

Status:	Active	Style:	Craftsman
Type:	Residential	Year Built:	1991
Sub Type:	Single Family	Beds:	7
Acres:	± 1.672	Baths:	4
View:	Farmland, Mountains, Rural, Southern Exposure, Valley	Appliances:	BuiltInOven, Cooktop, Disposal, Microwave, Refrigerator
Water Features:	None	Heating/Cooling:	Baseboard CeilingFans
Listing Date:	2024-10-14		
Listing Agent:	Marcie Hahn-Knoff of Knoff Group Real Estate		

LOCATION

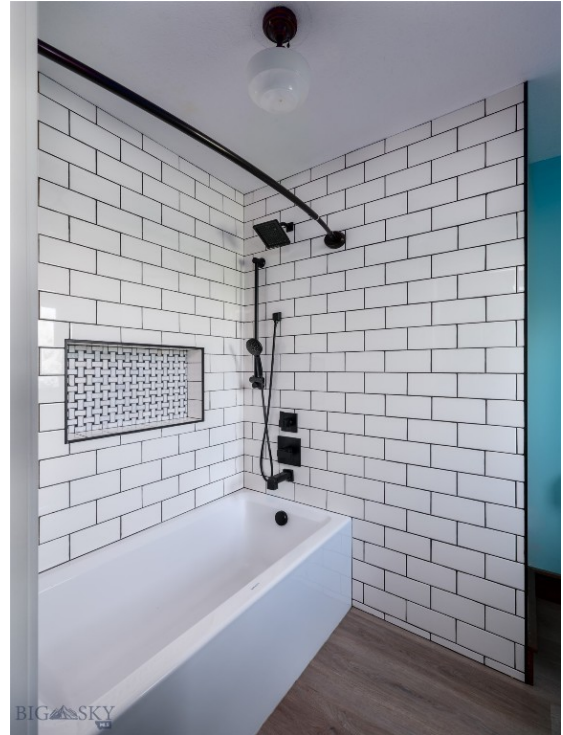


Address: 3220 Summer Cutoff Road, Bozeman MT 59715

PHOTOS



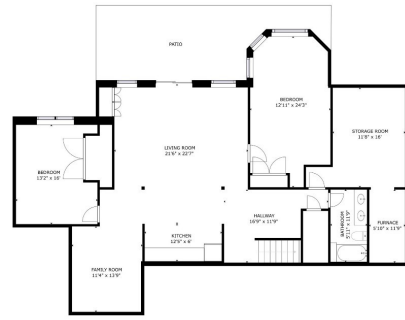












BIG SKY

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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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