DELGER
REAL ESTATE
BOZEMAN MONTANA

Craig Delger
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THIS BROCHURE PROVIDED BY CRAIG DELGER - LIVINGSTON REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise

1214 Sweetgrass Lane, Livingston MT 59047

$679,000
Acres: ± 0.172
MLS#: 397602

INTRODUCTION

This beautiful home was built in 2021 and has been meticulously maintained. Like new, only better, as all of the finish work that comes with the purchase of a new build has already been done; completely landscaped, privacy fenced back yard, raised garden beds, a lush, full lawn, and blinds on all windows. This home boasts dramatic high ceilings, as well as exterior doors and has an upgraded window package from Anderson. The primary bedroom is located on the main floor, with a fully equipped en suite and large walk-in closet. Enjoy open concept living where you can snuggle up next to the beautiful ship-lapped fireplace. There are 2 other good sized bedrooms and a full bath on the main level, as well as an entry room off the garage and a laundry room. The upstairs holds the 4th bedroom with an incredible view of the Sleeping Giant, as well as a large bonus/family room. Finishing touches such as the chandeliers, under-cabinet lighting, subway tile and interior barn doors really add some sparkle to this show stopper. Underground sprinklers and low maintenance landscaping allow time to enjoy all that Montana has to offer. The owner of this home gets to relish in all those gorgeous Montana mountain views from different areas of this spectacular property.

FEATURES

Status:	Active
Type:	Residential
Sub Type:	Single Family
Acres:	± 0.172
View:	Meadow, Mountains
Water Features:	None
Listing Date:	2024-11-01
Listing Agent:	Heidi Baker of Maverick Realty

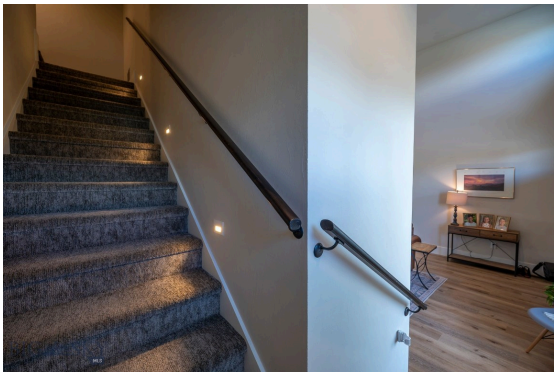
Year Built:	2021
Beds:	4
Baths:	2
Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer
Heating/Cooling:	ForcedAir NaturalGas CentralAir

LOCATION

Address: 1214 Sweetgrass Lane, Livingston MT 59047

PHOTOS

KEYS
RUSSELL CHATHAM



LIVINGSTON LIFESTYLE

Livingston, Montana is a historic train town from the late 1880's that has attracted cowboys, ranchers, artists, and the rich and famous who are enamored by the scenery of this area of southwestern Montana. Livingston has been featured in movies like A River Runs Through It, The Horse Whisperer, and numerous TV series and commercials.

Historic Downtown Livingston has lively restaurants and shops, some of which have been around since the late 1800' s. Livingston is known for fly fishing, cross-country skiing, horseback riding, river rafting and numerous museums, art galleries and restaurants.

When it comes to outdoor recreation the town of Livingston is surrounded by four beautiful mountain ranges, and offers the Yellowstone River, Shields River, and numerous stream and spring creeks for an abundance of outdoor activities. Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955 is located 29 miles from Livingston. Big Sky Resort is 68 miles 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. Yellowstone National Park(2.2 million acres) is located 50 miles south of Livingston.

With a population of about 7,000 people, Livingston has the amenities and services buyers expect for a town of this size. Livingston is less than 20 minutes from Bozeman. The Livingston School District includes Elementary Schools, a Middle School, and a High School. The median price of a single family home in Livingston is 18% lower priced than single family homes in Bozeman and appeals to buyers seeking a smaller town, yet still want to be close to the amenities of Bozeman.

PARK COUNTY

Park County, Montana's estimated population is 16,438 with a growth rate of 1.94% in the past year according to the most recent United States census data. Park County, Montana is the 11th largest county in Montana. Park County has a total area of 2,813 square miles (1.8 million acres or 7,290 km2), of which 2,803 square miles (7,260 km2) is land and 10.4 square miles (27 km2) (0.4%) is water. The highest natural point in Montana, Granite Peak at 12,807 feet (3,904m), is located in Park County.

Paradise Valley is a major river valley of the Yellowstone River in southwestern Montana just north of Yellowstone National Park in the southern portion of Park County, Montana. The valley is flanked by the Absaroka Range on the east and the Gallatin Range on the west. The Yellowstone River, one of Montana’s Blue Ribbon Trout Rivers, flows through Paradise Valley and is noted for world-class fly fishing in the river and nearby spring creeks such as DePuy Spring Creek. The valley hosts other natural wonders such as several natural hot springs, including Chico Hot Springs near Emigrant, Montana, La Duke Hot Springs near Gardiner, and Hunter’s Hot Springs near Livingston. A small part of Yellowstone National Park is located in the extreme southern part of the county.

The northern end of Park County, Montana contains the Shields River Valley. The Shields River is a tributary of the Yellowstone River. It flows west, then south, between the Bridger Range to the west and the Crazy Mountains to the east, past Wilsall and Clyde Park. It joins the Yellowstone approximately 10 mi (16 km) northeast of Livingston, MT.

LIVINGSTON 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 Livingston and the surrounding areas.

POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE

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