

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



217 Clancy Way, Bozeman MT 59718

\$2,995,000
Acres: ± 1.08
MLS#: 398174

DELGER
— REAL ESTATE —
BOZEMAN MONTANA

DelgerRealEstate.com

REALTOR®
MLS 
Information deemed reliable,
but not guaranteed

INTRODUCTION

Imagine arriving at this exceptional custom home set amidst the scenic surroundings of Bozeman, MT. This expansive, mainly single level, 4,348 SqFt residence sits on a generous 1.08-acre lot & epitomizes exquisite craftsmanship & luxurious living spaces. Upon entering through the custom knotty alder & glass front door, your gaze naturally drifts through the home towards the breathtaking backdrop of the Bridger Mtn range. A grand foyer welcomes you, setting the stage for the elegance & functionality that defines the sprawling 3,592 SqFt of main level. Entertaining is effortless in the expansive kitchen-dining-living area, complete with Thermador appliances including dual dishwashers, refrigerator/freezer, range hood, and a 36 6-burner gas range. This area flows seamlessly into a Rec/Media Room, providing a versatile space detailed with elegant glass French doors & a convenient beverage center, perfect for gatherings, games or relaxation. The main level primary suite, strategically located at the rear of the house for utmost privacy, provides a serene retreat with sweeping views & private patio. At the front of the house, a 2nd primary bedroom awaits, complete with its own ensuite bathroom, offering ideal accommodations for guests or family members. Additionally, a spacious office on the main level provides a quiet workspace or optional 5th bedroom, ensuring functional versatility within the home. Practicality meets luxury with amenities such as a generous mudroom featuring cabinets & benches, an oversized laundry room, and a large butlers pantry with cabinetry, open shelving & space for an additional refrigerator. Outside, an expansive covered concrete patio with vaulted ceiling invites al fresco dining while soaking in the majestic scenery. Upstairs, the 756 SqFt second level includes two spacious bedrooms & a full bathroom, ensuring privacy & comfort for all residents. Car enthusiasts will appreciate the 1,118 SqFt heated garage with a deep bump-out for workspace, accommodating up to three vehicles plus additional toys comfortably. Throughout the home, meticulous attention to detail is evident, from the custom fireplace with a reclaimed timber mantle to each of the three full bathrooms featuring dual sink vanities, large mirrors & high-end finishes. This bespoke home seamlessly blends modern luxury with the charm of Montana's landscape, offering a lifestyle of comfort, sophistication & breathtaking views that define mountain living at its finest.



FEATURES

Status:	Active
Type:	Residential
Sub Type:	Single Family
Acres:	± 1.08
View:	Mountains, SouthernExposure, Valley
Water Features:	None
Listing Date:	2024-11-21
Listing Agent:	PollyAnna Snyder of Engel & Volkers - Bozeman

Style:	Custom
Year Built:	2024
Beds:	4
Baths:	4
Appliances:	Dishwasher, Disposal, Range, Refrigerator, WaterSoftener, WineCooler
Heating/Cooling:	ForcedAir NaturalGas CentralAir, CeilingFans

LOCATION



Address: 217 Clancy Way, Bozeman MT 59718

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

v1.01-2024-11-24