

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



165 McGee Drive, Bozeman MT 59715

\$2,198,000
Acres: ± 1.32
MLS#: 398239

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DelgerRealEstate.com

MLS
Information deemed reliable,
but not guaranteed

INTRODUCTION

\$50k in Seller Concessions - applied as Buyer chooses! Nestled just outside Bozeman city limits in the desirable Painted Hills neighborhood, 165 McGee offers an unparalleled combination of comfort, style, and breathtaking Montana views. This meticulously updated home provides a serene retreat, with private access to the Gallatin Valley Land Trust trail system, which connects to Triple Tree and the Main Street to the Mountains trails. Perfect for a growing family, multi-generational living, working from home, or any of your unique needs! A must-see to fully appreciate its grandeur!

Spacious & Inviting Living Areas: The main floor welcomes you with 23-ft vaulted ceilings and a grand, custom floor-to-ceiling marble and tile double-sided gas fireplace. Natural light pours in from every angle, creating an airy and bright atmosphere.

Solarium & Tranquil Views: Adjacent to the living room, a serene solarium offers panoramic views of the rolling valley.

Gourmet Kitchen: The updated kitchen is a chef's dream, featuring high-end appliances, custom cabinetry, and beautiful backsplash ideal for both everyday living and entertaining. The space flows to the expansive, newly rebuilt covered deck and the garden below.

Elegant Master Suite: A true retreat, the master suite boasts a cozy sitting area and an exquisite en-suite bathroom. The luxurious bath features radiant marble floors, separate vanities, a spacious walk-in shower with lighting and sound, a soaker tub with valley views, and ample his and hers closet space.

Upper-Level Guest Rooms: Upstairs, a private guest room with en-suite bath and another large bedroom shares a Jack & Jill bathroom with a spacious bonus room.

Expansive and Bright Walk-Out Basement: An entertainers dream, with a home theater and luxury hot tub. Basement also includes a fitness room, storage spaces, laundry room with a two-person infrared sauna, an additional bedroom, and full bath.

Indoor & Outdoor Living: Enjoy the outdoors year-round with expansive patio spaces and a garden walkway leading to a geodesic dome greenhouse perfect for year-round gardening.

Impeccable Updates & Renovations This home has been thoughtfully updated with no expense spared \$472k in recent renovations and upgrades alone. A comprehensive list of updates is available upon request. Contact your Realtor today to schedule a showing or watch the full video tour!



FEATURES

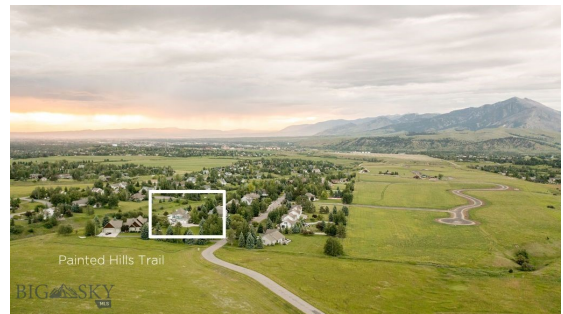
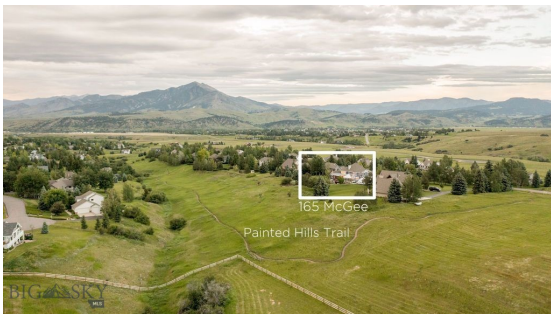
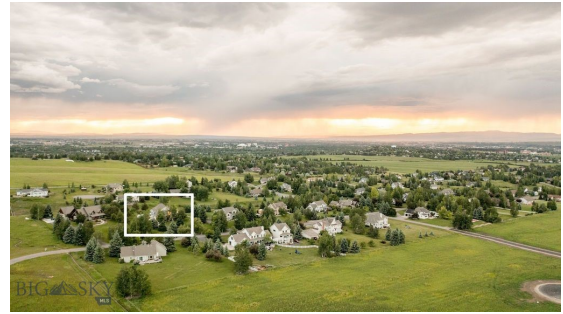
Status:	Pending	Style:	Custom, Traditional
Type:	Residential	Year Built:	1999
Sub Type:	Single Family	Beds:	4
Acres:	± 1.32	Baths:	5
View:	Farmland, Meadow, Mountains, Valley, TreesWoods	Appliances:	Dryer, Dishwasher, Freezer, Disposal, Microwave, Range, Refrigerator, Washer, SomeGasAppliances, Stove
Water Features:	None	Heating/Cooling:	Baseboard RadiantFloor CeilingFans, VariesByUnit, WallWindowUnits
Listing Date:	2024-11-26		
Listing Agent:	Shayne Utter of Keller Williams Montana Realty		

LOCATION



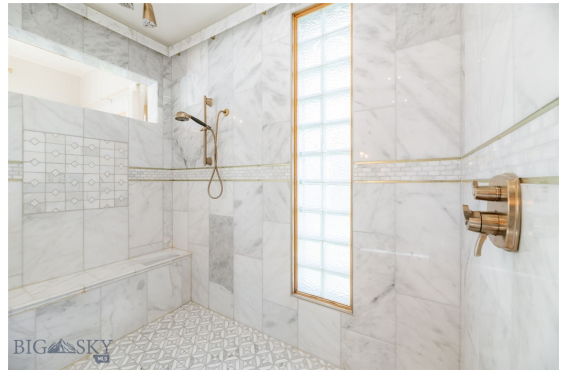
Address: 165 McGee Drive, Bozeman MT 59715

PHOTOS

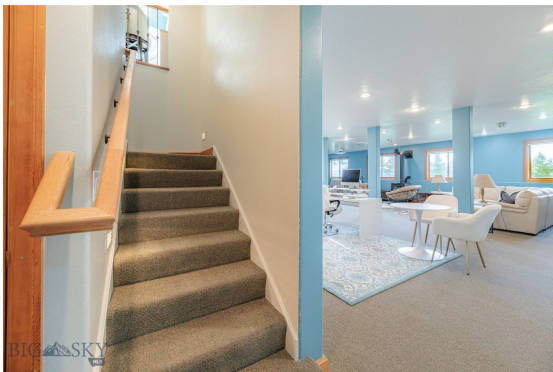


















BOZEMAN LIFESTYLE™



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



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

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