

# 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*



89 Balmoral Trl, Bozeman MT 59718

\$1,550,000

Acres: ±

MLS#: 398415

# INTRODUCTION

RARE upper level, 3 bedroom, 3 full bath + Den Fairways unit at Black Bull! This unit was recently built, just completed in May of 2024. Located on the 2nd hole of the Tom Weiskopf designed golf course, this END CAP unit looks out over open space to the Spanish Peaks & Tobacco Roots beyond. Soaring 15 ft ceilings in the living room bring in abundant light and open views. The kitchen boasts a large quartz island with ample seating, Thermador appliances including a bar beverage fridge, and walk-in pantry. The kitchen leads to an open living room with stone gas fireplace and dual glass sliders that open to the outdoor balcony. The primary bedroom includes a massive closet with custom closet finishes and a luxury bathroom with dual sinks, soaker tub and glass enclosed shower. The secondary bedroom has a private en suite bathroom as well, with walk-in shower and two closets. This special unit features an additional full 3rd bathroom with tub, a cozy den space for entertaining and a private 3rd bedroom. Very rare to find a 3 bd/3 bath condo in Black Bull! Many designer touches & upgrades have been added including custom blinds and drapes, alarm system, and high-end custom lighting. Brand new TVs, washer & dryer all stay for a turnkey experience. Private entry space and front porch, with attached, heated garage, extra long driveway and ample storage throughout. The Fairways provide a "lock & leave" lifestyle with HOA taking care of all snow removal, mowing/landscaping, trash, exterior maint & ext insurance. The Black Bull Club amenities include the stunning golf course, pool, fitness center with steam room, groomed cross country ski trails, walking trails & private restaurant. Some photos are club amenities. Please inquire for a full unit and club tour.



## FEATURES

<b>Status:</b>	Contingent	<b>Year Built:</b>	2024
<b>Type:</b>	Residential	<b>Beds:</b>	3
<b>Sub Type:</b>	Condominium	<b>Baths:</b>	3
<b>Water Features:</b>	None	<b>Appliances:</b>	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, WaterSoftener, WineCooler, Washer
<b>Listing Date:</b>	2024-12-09	<b>Heating/Cooling:</b>	ForcedAir CentralAir
<b>Listing Agent:</b>	Tara Rigg of Black Bull Realty LLC		

## LOCATION



Address: 89 Balmoral Trl, 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*



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