DELGER
REAL ESTATE
BOZEMAN MONTANA

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BROKER / OWNER
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**THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT**

*Powered by Data, Technology, and Local Expertise*

# 279 Limestone Meadows Lane, Bozeman MT 59715

$9,395,500
Acres: ± 15
MLS#: 398862

# INTRODUCTION

Welcome to your hidden winter wonderland moments from Downtown Bozeman. Find yourself wrapped in luxury at the edge of wilderness in this extraordinary residence designed by Reid Smith Architects & built by premier builder, SBC. This impressive 7560sf, 6B|7B, lodge-style home on 15 acres w/ fishable Limestone Creek meandering through, has direct access to thousands of acres of Public Land out your back door for year-round exploration. Youll discover famed hiking, mountain biking, backpacking, epic hunting and horse-riding trails leading to alpine lakes & iconic peaks of the entire Gallatin Mountain range & beyond. If your ambitions lean closer to home, trails can take you to Downtown Bozeman and all the incredible dining, shopping, cafes, galleries, & events you can readily enjoy when living this close to town. Upon entering the home, expert craftsmanship is at every turn with the finest quality of natural materials: reclaimed timbers & solid wood flooring, large stone slabs, hand-forged metal accents & dry-stacked masonry. Soaring ceilings in the great room reveal the wild & private backdrop through large windows & draw your attention to the stone, floor-to-ceiling, wood-burning fireplace with auto gas starter. Comfort abounds with in-floor heat, A/C, central vac, security, whole house surround sound & smart home automation. The kitchen was designed for the chef w/ 3 ovens (one a steam oven), double dishwashers, double fridges, pebble ice maker & island seating. Sumptuous primary wing includes cozy gas fireplace, wall of windows, spa-like bathroom with garden tub & steam shower, private patio with hot tub and adjacent office w/ front porch entrance. 3 ensuite guest rooms at opposite end of the main level ensure privacy & peace. Lower level "fun zone" has custom checkered wood floor, wet bar, billiards, media center, bathroom & gym with sauna. The attached upstairs Carriage House has a family room, bright and airy craft studio (could become a kitchen), bunk room that sleeps 5, another guest suite, and covered sunset deck. Attached 1200sf, 3-car heated garage, (large enough for a sprinter van) w/ dog wash, bike storage, workstation & epoxy floors. 1,800sf RV Barn houses all the toys and large enough for a 6 to 8 car collection. Horses welcome, build an additional guest home to complete your MT compound. Gorgeous veggies, herbs grown in the irrigated and fenced garden area. Convenient to MSU, trailheads, Hospital, Library, Blue Ribbon Schools & Downtown.

# FEATURES

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|---|---|
| **Status:** | Contingent |
| **Type:** | Residential |
| **Sub Type:** | Single Family |
| **Acres:** | ± 15 |
| **View:** | Farmland, Lake, Meadow, Mountains, Pond, Rural, River, SouthernExposure, CreekStream, Valley, TreesWoods |
| **Water Features:** | Creek, RiverFront |
| **Listing Date:** | 2025-01-12 |
| **Listing Agent:** | Taunya Fagan of Taunya Fagan RE @ Estate House |

| | |
|---|---|
| **Style:** | Custom |
| **Year Built:** | 2014 |
| **Beds:** | 6 |
| **Baths:** | 7 |
| **Appliances:** | BuiltInOven, Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer |
| **Heating/Cooling:** | ForcedAir NaturalGas RadiantFloor CentralAir |

# LOCATION

Address: 279 Limestone Meadows Lane, Bozeman MT 59715

# PHOTOS

BIG SKY

BIG SKY

thankful
AND
blessed

BIG SKY

BIG SKY

# 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.

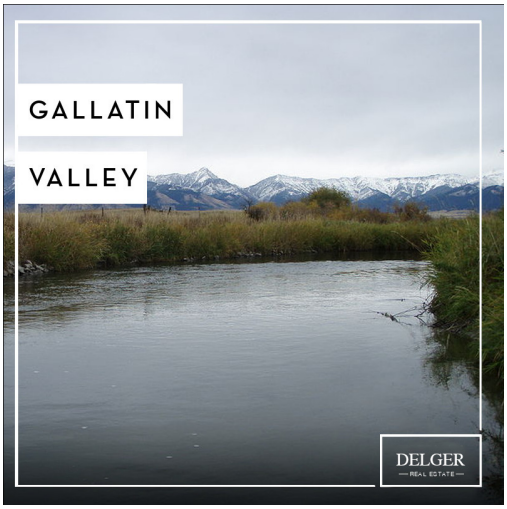
Bozeman is known for its friendly people, sense of community, excellent schools and quality of life. The town has a western charm and a relaxed attitude. The Bozeman Quality Of Life index rates very well due to access to Outdoor Recreation, Amusement, Culture, Education, Medical, Religion, Restaurants 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 word'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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