

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



4 Rattlesnake Road, Livingston MT 59047

\$1,450,000

Acres: ± 5.017

MLS#: 399325

INTRODUCTION

Situated just a short drive from the charming town of Livingston, the property allows for easy access to local amenities while maintaining a secluded atmosphere. The proximity to the Yellowstone River enables easy access to recreational activities, from fly fishing to kayaking, right at your doorstep. This five-bedroom, 3.5-bath house is designed to complement its natural surroundings, offering a harmonious blend of comfort and style. The interiors are thoughtfully crafted, with spacious rooms that invite plenty of natural light. Modern amenities, including Sonos speakers, provide the perfect soundtrack to your Montana adventure. The thermostat is user-friendly & configured with three zones for optimal comfort. Ring audio/visual cameras are installed at the front entrance, garage, and back sliding door for enhanced security. The open-plan living & dining areas are perfect for entertaining, with large windows that frame the stunning views outside. A cozy fireplace adds warmth during the cooler months, making it an ideal spot to relax with a good book or game night with friends. A hidden wood box next to the fireplace makes loading wood from the garage easy! The gourmet kitchen has top-of-the-line appliances and ample counter space, making it a joy to prepare meals. All cabinets and drawers feature soft close. Whether hosting a dinner party or enjoying a quiet breakfast, this kitchen will impress. The primary bedroom features dual walk-in closets and a spacious bathroom with an oversized shower equipped with a rain shower head. An electric mechanism allows the television to be lowered for convenient viewing from the bed. The Sonos sound system enhances the experience as you access the front deck to enjoy the views. The vast deck overlooking the private island is a standout feature of this property. Open the sliding door by the kitchen and find yourself on the covered deck. The grassy fenced-in yard with access via dog door is great for the dogs. One of the most unique aspects of this property is the shared ownership of an 80-acre private island. This island is a haven for wildlife and provides endless opportunities for exploration and relaxation. The barn includes a tack room, office, indoor riding arena. A detached shop/2car garage sits off of Rattlesnake Rd for extra storage. Grab your fly rod & lace up your hiking boots! The Yellowstone River & public lands are calling. Live your Montana dream. Don't miss the chance to make this idyllic retreat your own!



FEATURES

Status:	Pending
Type:	Residential
Sub Type:	Single Family
Acres:	± 5.017
View:	Mountains, Rural, River, Southern Exposure, Creek Stream, Valley
Listing Date:	2025-02-14
Listing Agent:	Katie Kilfoil of Small Dog Realty

Style:	Custom
Year Built:	2017
Beds:	5
Baths:	4
Appliances:	Dryer, Dishwasher, Range, Refrigerator, Water Softener, Washer
Heating/Cooling:	Forced Air Propane Wood Central Air, Ceiling Fans

LOCATION



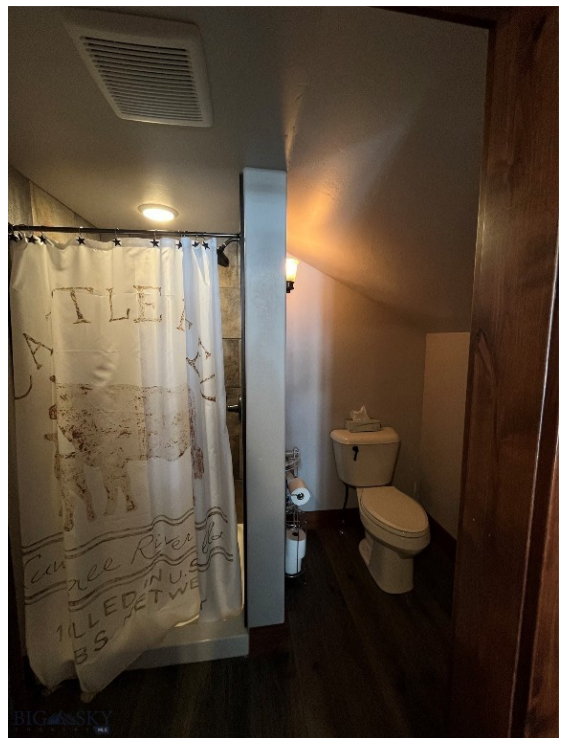
Address: 4 Rattlesnake Road, Livingston MT 59047

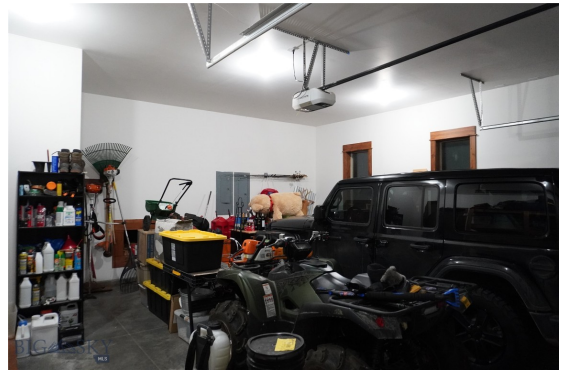
PHOTOS







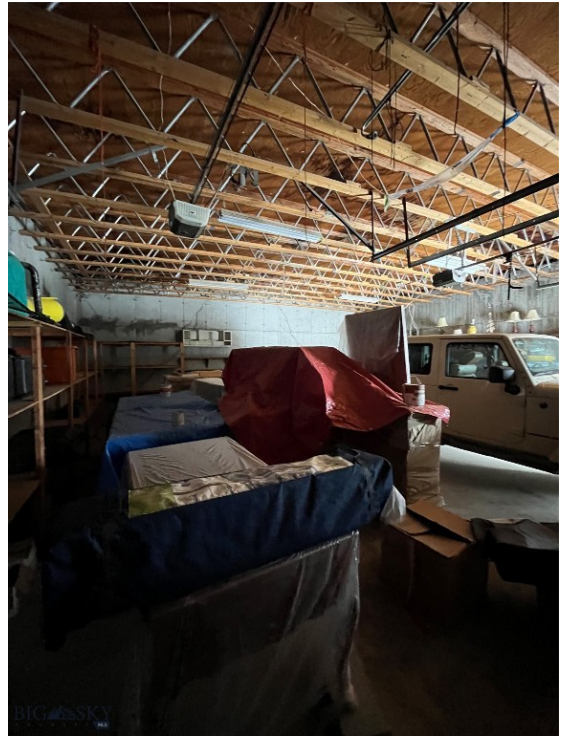


















LIVINGSTON LIFESTYLE



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.

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 Livingston and the surrounding areas.

POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE



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