

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



4901 Itana Circle, Bozeman MT 59715

\$1,450,000
Acres: ± 1.435
MLS#: 399595

INTRODUCTION

LIVE WHERE THE VIEWS GO ON FOREVER AND WHERE THE WORK'S ALREADY DONE! Set on 1.435 acres with sweeping Bridger Mountain views, this 4-bedroom, 3-bath home in the Wheatland Hills subdivision has been completely transformed top to bottom, inside and out. Every room has been updated, every system improved. You'll find new flooring, cabinetry, solid-core doors, lighting, and fresh paint throughout. The reimagined layout adds a dedicated home office with mountain views, a laundry room with new Maytag appliances and built-in shelving, two storage rooms, and a mechanical room. THE HEART OF THE HOME: A redesigned kitchen features granite counters, a custom tile backsplash, new LG appliances, and new cabinetry. The living and dining areas are large, light-filled, and centered around a striking rock-surround fireplace. A cozy keeping room provides flexible space for reading, relaxing, or gathering near the fire. Downstairs you have a huge family room that will accommodate anything you throw at it. SPACES THAT WORK FOR THE WAY YOU LIVE: The primary suite includes mountain views, an ensuite bathroom with double vanities, a large walk-in shower with dual benches, and private hallway access through double solid-core doors. Upstairs guest bedrooms include new lighting, ceiling fans, and access to a fully updated bathroom. The lower-level bedroom offers quiet separation, a large closet, and egress window. The office gives you a dedicated space which helps keep distractions out and productivity in. The oversized family/recreation room on the walk-out lower level is bright and multifunctional, with new stairs and direct patio access. UPDATED SYSTEMS: New heating system Insulated and conditioned crawlspace Rewired and re-plumbed throughout All new ceiling fans and lighting New front door New Trex decking All bathrooms renovated with new tubs/showers, sinks, toilets, vanities, lighting, and ventilation. ADDITIONAL FEATURES: 3-car garage with drive-through third bay and a large parking area Dual-pane windows Mature landscaping and quiet surroundings 3,428 square feet of beautifully finished living space Just minutes from downtown Bozeman, MSU, and the airport but set in a peaceful, established neighborhood that feels far from the hustle. COUNTRY QUIET...CITY CLOSE...AND BUILT FOR THE WAY YOU LIVE! *Buyer to verify all listing information independently to their own satisfaction.



FEATURES

Type:	Residential	Style:	Ranch
Sub Type:	Single Family	Year Built:	1990
Acres:	± 1.435	Beds:	4
View:	Meadow, Mountains, TreesWoods	Baths:	3
Water Features:	None	Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, WaterSoftener, Washer, SomeGasAppliances, Stove
Listing Date:	2025-06-26	Heating/Cooling:	Baseboard Electric SpaceHeater CeilingFans
Listing Agent:	Toni Neal of Windermere Great Divide-Bozeman		

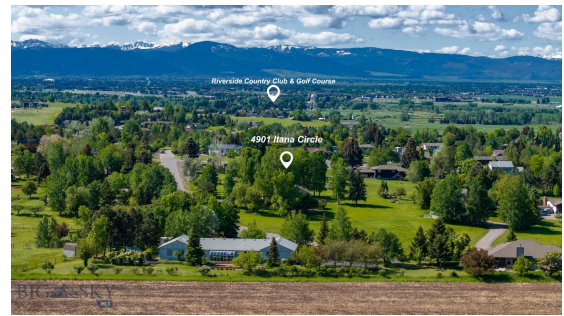
LOCATION



Address: 4901 Itana Circle, Bozeman MT 59715

PHOTOS





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TOTAL: 2740 sq. ft.
 BELOW GRADE: 1120 sq. ft. FLOOR: 1620 sq. ft.
 EXCLUDED AREA: ELECTRICAL ROOM: 140 sq. ft. GARAGE: 812 sq. ft.
 WALLS: 228 sq. ft.
 Floor Plan Created by ePlans.com. Measurements provided highly reliable but not guaranteed.





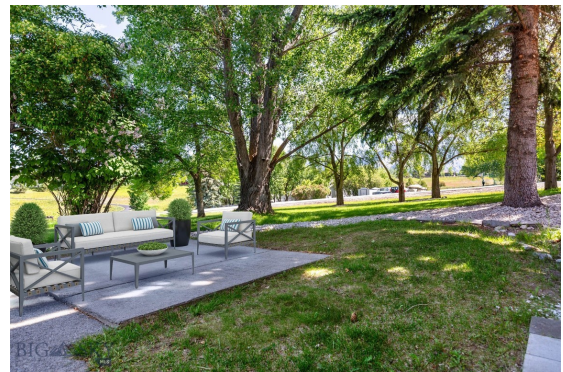
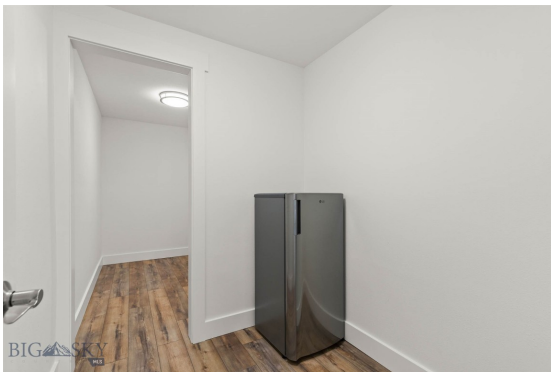




BIG SKY REAL ESTATE

Floor Plan Created By Collette Ann. Measurements Intended To Be Approximate And Not Guaranteed.





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.

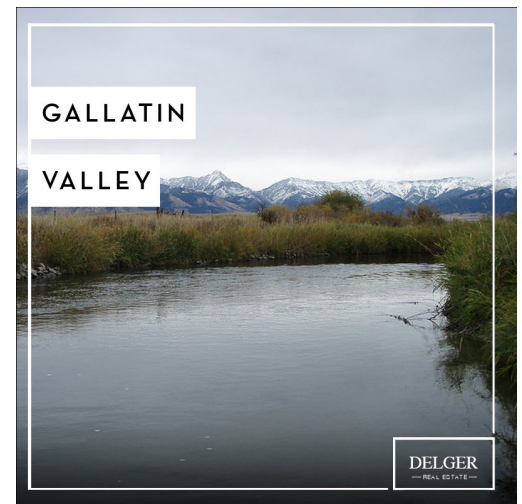
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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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