

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



4786 Aspen Lane, Bozeman MT 59715

\$1,695,000

Acres: ± 5.49

MLS#: 399616

INTRODUCTION

Welcome to your luxury, 3B|4B Cabin in the woods with in-floor radiant heat, AC, and Generac Generator! Discover this idyllic Bridger Canyon retreat set on 5+ wooded acres, overlooking a draw with seasonal water. Just minutes to the slopes at Bridger Bowl or Crosscut for skiing, and close to all the hiking, riding, biking & camping opportunities in the surrounding mountains. Live the vacation lifestyle in this forested landscape with moose, deer, eagles, bears, elk, bunnies, hawks as your neighbors. Private primary suite is an inspired aerie with windows on three sides. Wake up in the trees with mountain views every morning! Such a quiet retreat to snuggle into with a crackling fire, glass door to the deck, dual custom closets and built-ins. Reset in the large primary bathroom with elevated bubbler tub at window level and roomy, open shower with dual heads. Fabulous kitchen has no shortage of work space with 3 sinks, separate bar area, dual wall ovens, gas cook top, granite counter tops and smart storage. It's the perfect spot to host aprs ski parties and dinners. Soaring ceilings in the living room draw your eye to the stone fireplace with woodstove insert making it easy to stay warm and cozy all winter, enjoying a crackling fire. Expansive, lpe wood decks allow for maximum enjoyment in the summer months while expanding your livable area to the outdoors, the perfect setting for memorable dining under the big trees. Downstairs is the media lounge with 1/2 bath and walk-out access. Sit at the bank of windows and enjoy a drink while taking in the views looking over the draw to the Bangtail hills. Upstairs is a lofted flex space with a full bathroom. Makes a great office, yoga studio, get-away space for reading and writing. Back on the main level, the guest bedroom suite is tucked away for privacy. Lots of elbow room in the 3/4 bathroom with dual vanities and tiled shower. 3-car attached garage with 12' overhead door has roomy upper storage area for fishing & hunting gear, ski equipment and seasonal items. This is your base camp for all the fun outdoor adventures with parking for your RV, raft trailer, snowmobiles, & ATVs. 5 acres are manageable and allow your dogs and other animals to thrive. Fenced garden area with established raised beds ready for your spring plantings. Easy commute to Main Street, Bozeman keeps you connected to Downtown life while feeling worlds away.



FEATURES

Status:	Active
Type:	Residential
Sub Type:	Single Family
Acres:	± 5.49
View:	Meadow, Mountains, Rural, River, CreekStream, TreesWoods
Water Features:	Creek, Seasonal
Listing Date:	2025-03-10
Listing Agent:	Taunya Fagan of Taunya Fagan RE @ Estate House

Style:	Custom
Year Built:	1989
Beds:	3
Baths:	4
Appliances:	BuiltInOven, Cooktop, DoubleOven, Dryer, Dishwasher, Refrigerator, TrashCompactor, Washer, SomeGasAppliances, Stove
Heating/Cooling:	NaturalGas RadiantFloor Wood CentralAir, CeilingFans

LOCATION



Address: 4786 Aspen Lane, Bozeman MT 59715

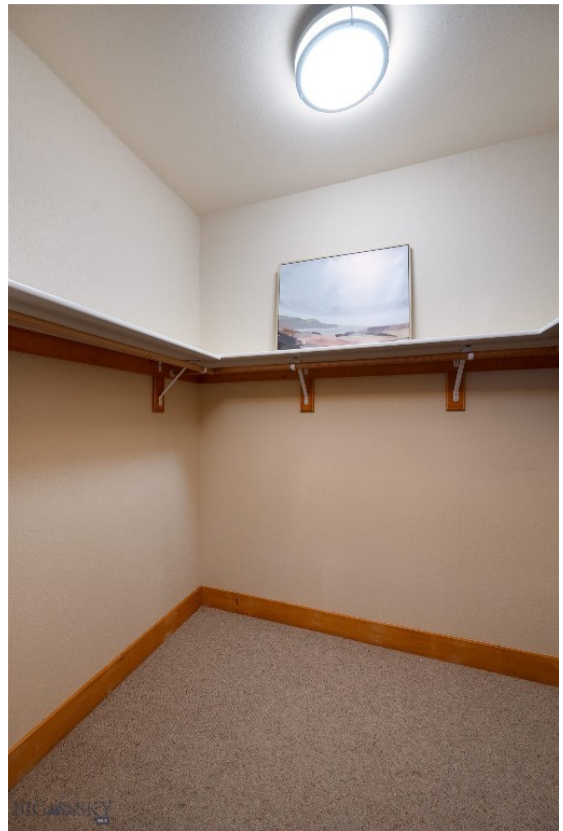
PHOTOS

















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



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