



THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

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85 Scobie Way, Bozeman MT 59718

\$3,295,000

Acres: $\pm$ 1.697

MLS#: 399731

INTRODUCTION

Just 12 minutes from bustling Downtown on Bozeman's coveted south side, this exceptional property offers a harmonious blend of luxury living and endless outdoor recreation. With over 1.6 acres of beautifully landscaped grounds and panoramic views of the Bridger Range, iconic M, Hyalite and Spanish Peaks mountain ranges, this home is an idyllic retreat for those who appreciate the finest in design, comfort, and convenience. The 5,400+ square-foot residence has been meticulously updated at every angle, including an addition of 540+ square feet, creating an open-concept floor plan that seamlessly flows throughout. The chefs kitchen features high-end GE Cafe appliances and quartz countertops, while the butlers pantry has an additional fridge, outlets for appliances and ample storage space. Open and bright, the main level boasts a stunning rock fireplace, soaring vaulted ceilings, and stunning Venetian plaster walls. The sprawling main floor master suite offers a private sanctuary, featuring a private entrance to the back patio and a spa-like en-suite bathroom complete with elegant Tadelakt plaster countertops, custom tiled shower, and luxurious soaker tub. Enjoy an additional space for an office/gym and a dog wash room on the main level. Upstairs, multiple en-suite guest rooms and an additional living space with dry bar and beverage fridge provide the ideal place for family or guests. Step outside to discover the expansive outdoor living areas on both levels. Over 2,900 square feet of Trex decking spans two stories, with cable deck rails, ceiling fans, a fire feature, hot tub, and 65" TVs ideal for entertaining or simply unwinding while taking in the breathtaking views. The backyard is a true sanctuary, with a large rock fire pit and a fenced area perfect for children and pets to roam. The attached 1,000-square-foot garage and additional 2,800-square-foot shop are fully insulated, heated, and equipped with modern amenities including epoxy flooring, LED showroom lighting, RV bay with hookups, and a sports court/game area. Located just 10 minutes from Montana State University and within 20 minutes of Bozeman Yellowstone International Airport, this home combines serene privacy and convenience with access to some of the best outdoor experiences Montana has to offer. A true Montana dream property, this property is the ideal primary residence or spacious vacation retreat for the discerning buyer.



FEATURES

Status:	Contingent
Type:	Residential
Sub Type:	Single Family
Acres:	± 1.697
View:	Farmland, Mountains, SouthernExposure
Water Features:	None
Listing Date:	2025-03-11
Listing Agent:	Charlotte Durham of Big Sky Sotheby's - Bozeman

Style:	Custom
Year Built:	2011
Beds:	4
Baths:	5
Appliances:	BuiltInOven, Cooktop, DoubleOven, Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, WaterSoftener, Washer, SomeGasAppliances, Stove
Heating/Cooling:	ForcedAir NaturalGas RadiantFloor None

LOCATION



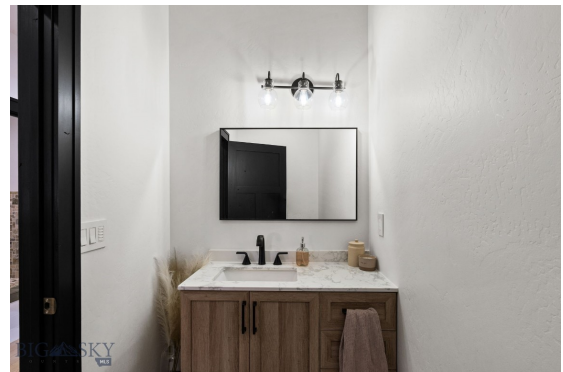
Address: 85 Scobie Way, Bozeman MT 59718

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.

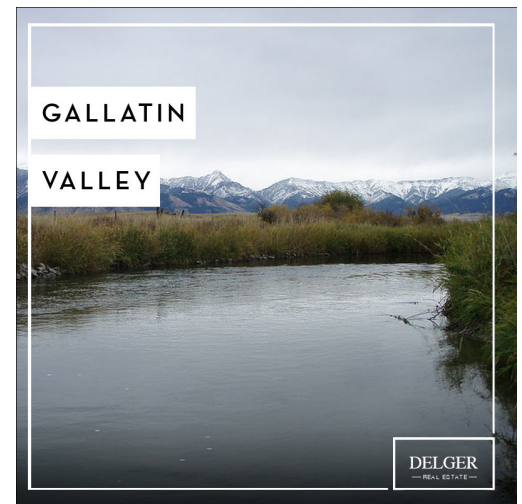
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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.

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LOCAL EXPERTISE*



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

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