

# DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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*Powered by Data, Technology, and Local Expertise*



## 3269 Summerset Drive, Bozeman MT 59715

\$1,095,950

Acres: ± 0.1928

MLS#: 399754

# INTRODUCTION

Welcome to this inviting home in the highly sought-after neighborhood of Alder Creek, where comfort, style, and convenience harmonize perfectly. This wonderful residence lives like a single-level home with 2,199 sqft of well-designed space all on the main floor, offering a seamless flow for everyday living. The home features three spacious bedrooms and two bathrooms on the main level, with thoughtful details that enhance both comfort and functionality. As you step inside, you'll be greeted by beautiful solid wood floors that add warmth and sophistication to the open-concept layout. Perfect for both casual living and entertaining, the expansive living area flows effortlessly into the dining and kitchen spaces, while the cozy fireplace invites you to unwind in a tranquil setting. The master suite offers a true retreat with ample space, an ensuite bathroom, and direct access to the back patio and hot tub ideal for relaxing after a long day. The design of this home maximizes the single-level living experience, with easy accessibility throughout. The upstairs hosts a generous fourth bedroom and a full bathroom, complemented by a large bonus room that can be used for indoor activities or as an additional entertaining space. Large windows in these rooms provide lots of natural light, making the atmosphere even more inviting. Step outside to your private oasis a fenced backyard surrounded by lush trees, providing shade and privacy during the warmer months. The outdoor area is perfect for family gatherings, playtime, or simply unwinding in the fresh mountain air, with a cozy seating area and hot tub for ultimate relaxation. Located in the vibrant town of Bozeman, Alder Creek is a highly desirable neighborhood that offers easy access to a variety of amenities and outdoor activities. Whether you're hiking, skiing, or fly fishing, the area's natural beauty is right at your doorstep. This home is also conveniently located just minutes from Montana State University, making it ideal for students, faculty, and staff. Additionally, it's blocks away from both an elementary and middle school. This property presents a rare opportunity to enjoy mainly single-level living in one of Bozeman's most desirable neighborhoods. With its spacious interiors and unbeatable location, and breathtaking views this home offers the best of Bozeman living.





## FEATURES

<b>Status:</b>	Active
<b>Type:</b>	Residential
<b>Sub Type:</b>	Single Family
<b>Acres:</b>	± 0.1928
<b>View:</b>	TreesWoods
<b>Water Features:</b>	None
<b>Listing Date:</b>	2025-03-05
<b>Listing Agent:</b>	PollyAnna Snyder of Engel & Volkers - Bozeman

<b>Style:</b>	Traditional
<b>Year Built:</b>	2006
<b>Beds:</b>	4
<b>Baths:</b>	3
<b>Appliances:</b>	Dishwasher, Disposal, Microwave, Range, Refrigerator
<b>Heating/Cooling:</b>	ForcedAir NaturalGas CentralAir, CeilingFans

## LOCATION



Address: 3269 Summerset Drive, 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

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*POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE*



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