

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



284 Annie Glade, Bozeman MT 59718

\$1,075,000

Acres: ± 0.3

MLS#: 400157

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DelgerRealEstate.com

REALTOR®
MLS 
Information deemed reliable,
but not guaranteed

INTRODUCTION

Prepare to be captivated by this breathtaking 4-bedroom, 3.5-bath home, thoughtfully designed for modern living. Featuring two Jack and Jill-style bedrooms, this layout promotes convenience and comfort, with the spacious master suite located on the opposite side of the house for added privacy. Experience seamless living with an expansive open layout that harmoniously connects the living, dining, and kitchen areas. Fall in love with the beautiful kitchen, showcasing real wood cabinets, a gas stove, and stylish finishes that make cooking a delight. Tall ceilings and large, stunning windows flood the home with an abundance of natural light, creating a warm and inviting atmosphere. The upstairs loft-style living room provides a perfect retreat for relaxation or entertainment, catering to both family and guests. Enjoy a large backyard that backs up to a serene park with walking trails. Explore the beauty of nature with two nearby ponds and an additional park featuring a playground for your enjoyment. Delight in picturesque mountain views while benefiting from proximity to town, offering both convenience and a sense of space. A small creek runs alongside the property, enhancing the peaceful ambiance and providing a charming natural feature. The master bedroom is a true sanctuary, complete with an indulgent jet tub and a luxurious shower, perfect for unwinding after a long day. A mature Aspen tree graces the property, adding beauty and character to the landscape. The extra deep 2-car garage is designed to accommodate a full-size truck, while a large driveway ensures plenty of parking for guests. All Staged Dont miss out on the opportunity to make this stunning property your home! Contact us today to schedule a viewing and experience the beauty and comfort this home has to offer.



FEATURES

Status:	Active
Type:	Residential
Sub Type:	Single Family
Acres:	± 0.3
View:	Lake, Mountains, Pond, TreesWoods
Water Features:	None
Listing Date:	2025-03-14
Listing Agent:	Lisa Bourbon of Obsidian Realty Group Brokered by EXP Realty LLC

Year Built:	2003
Beds:	4
Baths:	4
Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer
Heating/Cooling:	RadiantFloor CeilingFans

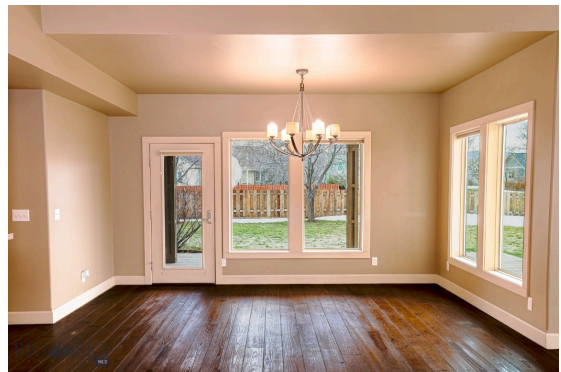
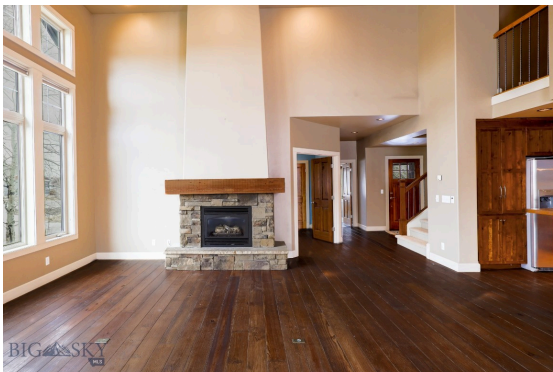
LOCATION

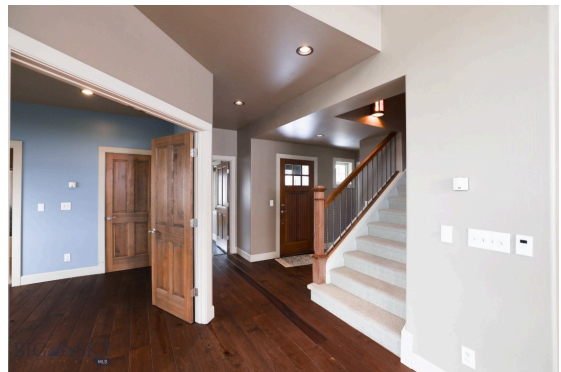


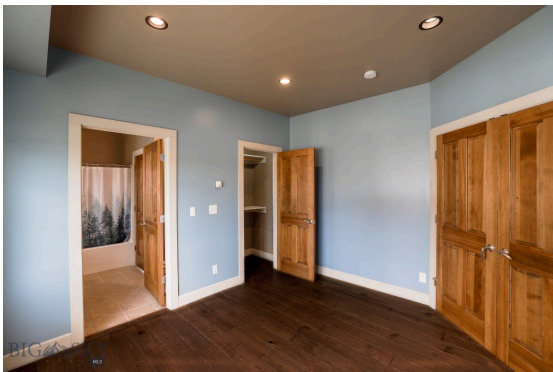
Address: 284 Annie Glade, Bozeman MT 59718

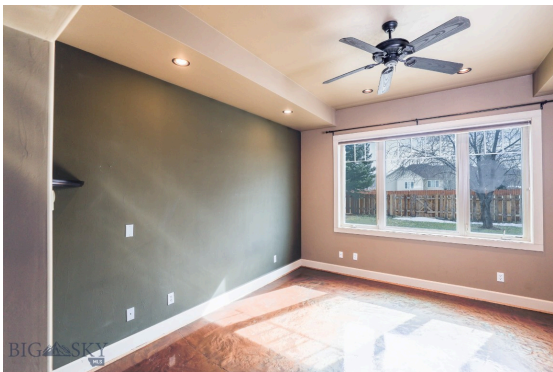
PHOTOS



















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.

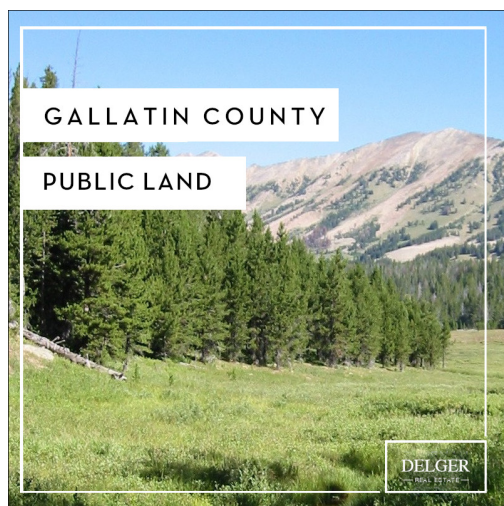
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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.

POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE



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