

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

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44 Game Trail, Bozeman MT 59715

\$2,000,000
Acres: ± 10.039
MLS#: 400188

INTRODUCTION

Majestic Peak Sanctuary perched at over 6,000 feet elevation! This mountain masterpiece is a rare fusion of luxury and adventure. Nestled in old-growth Lodgepole Pines, this 2011 custom-built retreat offers breathtaking views and world-class craftsmanship. Wildlife flourishes here and is known for Moose, Deer and Elk. The open floor plan features solid wood circular sawn flooring, knotty alder trim, doors, and cabinets. Radiant floor heating throughout. Vaulted tongue-and-groove ceilings with clerestory windows enhance the architectural beauty, flowing from the back deck to the front. The gourmet kitchen boasts a copper double-bowl sink, branded island bar, double ovens, pro-grade refrigerator/freezer, and an Electrolux Icon gas cooktop with pot filler. Wood propeller fans and new lighting add refined touches throughout. With a split-bedroom layout, this home offers four spacious bedrooms, two full bathrooms, one half bathroom and TWO high-grade steam showers. The extended master suite features a work area, private porch access, and sweeping valley views. A seven-person therapeutic spa sits on a poured pad off the lounge area, perfectly positioned for mountain vistas. The gigantic front deck, complete with cabled railings for a sleek modern touch, offers a heated outdoor lounge area with Tungsten outdoor directional heaters, while the back decks vaulted ceiling and matching cabled railings complete this stunning design. The exterior siding is literally slabs of live edge wood! Fieldstone walkways for the front walk and also lead to a separate garage/game room/workshop, while the massive 3-bay garage with 11-foot ceilings provides ample storage. A 16kW backup generator provides confidence in any situation. At the top of the land there is a long flat pasture with views of multiple rocky mountain ranges and could be used for a guest house or summer cabin. The property's slope offers potential ski and snowboard lines, while the riverstone rock fireplace with wood stove and branded mantle, live-edge slab siding, and surrounding Lodgepole Pine Forest create an ambiance of refined rustic elegance. The current owner purchased from an estate and has done remodeling, upgrades inside and out along with completing game room, etc. Anchored in craftsmanship and quality, this is more than a home; it's a legacy.



FEATURES

Status:	Contingent
Type:	Residential
Sub Type:	Single Family
Acres:	± 10.039
View:	Mountains, Valley, TreesWoods
Listing Date:	2025-03-13
Listing Agent:	Michael Green of eXp Realty, LLC

Year Built:	2011
Beds:	4
Baths:	3
Heating/Cooling:	RadiantFloor None

LOCATION



Address: 44 Game Trail, 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.

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LOCAL EXPERTISE*



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