

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger
BROKER / OWNER
406.581.7504

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



EDGELL
BUILDING OF BOZEMAN, LLC

BIG SKY
COUNTRY MLS

111 White Horse Loop, Bozeman MT 59718

\$1,390,000

Acres: ± 0.32

MLS#: 400229

DELGER
— REAL ESTATE —
BOZEMAN MONTANA

DelgerRealEstate.com

MLS
Information deemed reliable,
but not guaranteed

INTRODUCTION

A rare opportunity to build your dream home in one of Bozeman's favorite communities. This spacious .32-acre lot in White Horse Ranch offers breathtaking VIEWS of the Spanish Peaks, Black Bull Golf Course, and expansive open space, creating an unparalleled backdrop for your future home. Perfectly positioned across from the White Horse Ranch park, you'll have a pond, pickleball, basketball courts, trails, and more right out your door. Edgell Building of Bozeman is ready to break ground on a thoughtfully designed custom home that embraces the views and enhances everyday living. The plan's open-concept layout is flooded with natural light from large windows, seamlessly blending indoor and outdoor spaces. The main floor features a spacious primary suite, a beautiful kitchen with an oversized pantry, a dining area with three walls of windows, an office that can double as a second bedroom, and a well-planned mudroom and laundry space that connects directly to the oversized four-car garage. A massive covered patio provides the perfect setting for entertaining or simply taking in the stunning scenery. Upstairs, two additional bedrooms, a full bath, and a large bonus room offer ample space for family, guests, or additional work and play areas. Every detail has been considered, and the best part? You can fully customize the finishes to reflect your personal style and preferences. The location is ideal, just minutes from Bozeman's shopping, dining, and the airport and under an hour to Big Sky. This is the perfect blend of luxury, lifestyle, and location. This is your chance to build a home that is both stunning and functional, designed to fit your lifestyle in one of the most desirable neighborhoods in Bozeman. Contact us today, we're ready to break ground on your new home! See the video for a better look & please go walk the lot so you can see for yourself!



FEATURES

Type:	Residential	Style:	Craftsman, Traditional
Sub Type:	Single Family	Year Built:	2026
Acres:	± 0.32	Beds:	4
View:	Lake, Meadow, Mountains, Pond, SouthernExposure	Baths:	3
Water Features:	None	Appliances:	Dishwasher, Disposal, Microwave, Range, Refrigerator
Listing Date:	2025-04-19	Heating/Cooling:	ForcedAir NaturalGas CentralAir
Listing Agent:	Jill Edgell Smith of Bozeman Real Estate Group		

LOCATION



Address: 111 White Horse Loop, Bozeman MT 59718

PHOTOS



BIG SKY

EDGE L L
BUILDING OF BOZEMAN, LLC



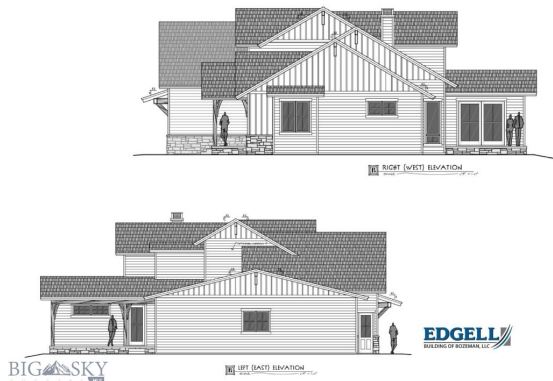
BIG SKY

EDGE L L
BUILDING OF BOZEMAN, LLC



BIG SKY

EDGE L L
BUILDING OF BOZEMAN, LLC



BIG SKY

EDGE L L
BUILDING OF BOZEMAN, LLC



BIG SKY

EDGE L L
BUILDING OF BOZEMAN, LLC

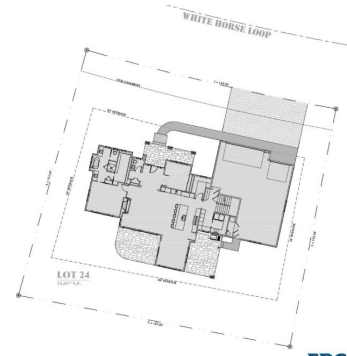
MAIN FLOOR PLAN



BIG SKY

EDGEHILL
DIVISION OF BOZEMAN, LLC

UPPER FLOOR PLAN
10/10/2018



BIG SKY

EDGEHILL
DIVISION OF BOZEMAN, LLC

SITE PLAN
10/10/2018



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.

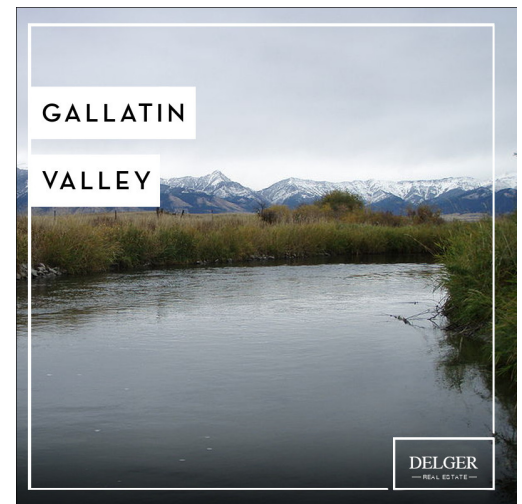
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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*



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

v1.01-2025-11-01