

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



175 VanDyke Road, Bozeman MT 59718

\$1,700,000

Acres: ± 2

MLS#: 400241

INTRODUCTION

Surround yourself with lilac bushes, heirloom peonies, and perennials as you enjoy country living in the peace and quiet of your new home. Just minutes away from Hyalite, Kirk Hill, Leverich Canyon and Sourdough hiking trails. A country feel (surrounded by horses) yet close to downtown Bozeman, MSU, Four Corners and Big Sky. You can watch both the sunrise and sunset, while being surrounded by mature landscaping, aspen trees and views. You will love the tall ceilings and alcoves! This home has many windows throughout to make it light and bright and sits on a 2.1 acre lot with 2 water wells, one for landscaping and the sprinkler system. You will love the tall ceilings and alcoves! A spacious kitchen (new appliances bought in 2023), an island, and a counter sitting area. A bay kitchen window, which opens for a nice summer breeze. This home boasts privacy with a secluded deck right off the kitchen, and another one right off the master suite. The main level primary bedroom was fully remodeled in 2019 and has a huge walk in closet, with radiant heated floors, a stand alone bathtub, along with a double shower, beautiful tile, quartz counters, and double sinks. The hottub sits right outside your bathroom door, and gives you a view of the Tobacco Roots as you soak and relax. A breakfast nook sits right off the kitchen and a den down the hall. There are three bedrooms upstairs and two full bathrooms upstairs. This home has 2 living rooms, one with a gas stove, and one upstairs too. This home offers lots of storage including large closets, a partial basement, and a huge garage/shop. The 40 x 40 3 stall attached heated garage is capable of storing an RV inside out of the weather and is great for projects of all sorts. It even has a sun room for painting, crafts, or planting, and a breeze way to kick off your shoes and hang your coats before you enter the home. You can watch both the sunrise and sunset, while being surrounded by mature landscaping, aspen trees and views. Come see this amazing Victorian style home as soon as possible!



FEATURES

Status:	Active
Type:	Residential
Sub Type:	Single Family
Acres:	± 2
View:	Meadow, Mountains
Water Features:	None
Listing Date:	2025-03-20
Listing Agent:	Susie Dixon of Casa Grande Real Estate

Style:	Victorian
Year Built:	1993
Beds:	4
Baths:	4
Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer, SomeGasAppliances, Stove
Heating/Cooling:	Baseboard CeilingFans

LOCATION



Address: 175 VanDyke Road, 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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