

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

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676 Tillyfour, Bozeman MT 59718

\$2,965,000

Acres: ± 0.67

MLS#: 400488

INTRODUCTION

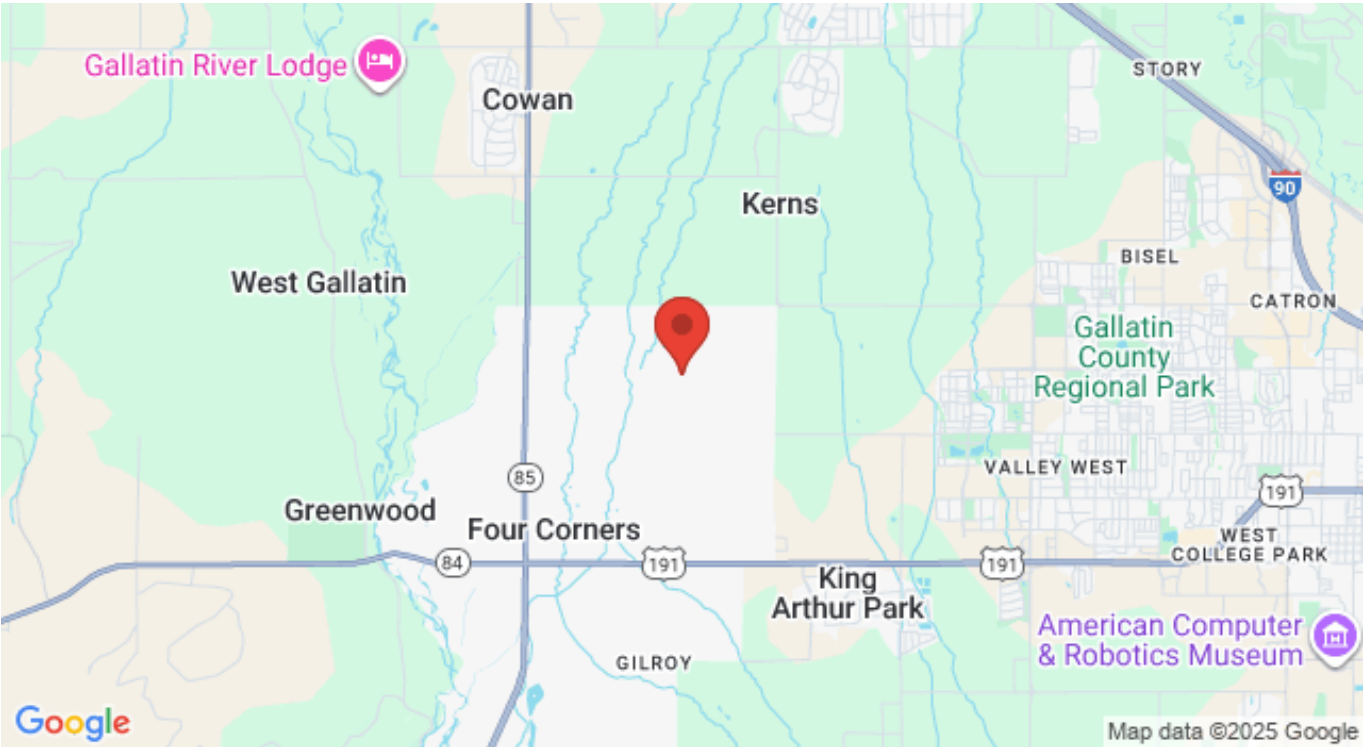
Designed to seamlessly integrate nature with everyday living, 676 Tillyfour Rd is a home that offers warmth, luxury, and a touch of whimsy. Nestled near the scenic lake at Black Bull, this exceptional residence boasts rare and breathtaking views looking across the 5th & 6th fairways with a backdrop of the Gallatin Mountain Range, open golf course vistas, and shimmering water. This thoughtfully designed, single-level home is perfect for entertaining. When entering the home through the large foyer, you are immediately greeted with stunning views and custom design features that set the tone for the rest of the home. The open-concept living, dining, and kitchen area is both inviting and functional, featuring a chef's kitchen with a spacious butlers pantry, marble countertops, Thermador appliances, two sinks, snack fridge drawers, built in coffee/espresso machine and custom cabinetry with wood accents sourced from Montana Reclaimed Lumber. Vaulted ceilings in the living room enhance the panoramic views, while hickory beams and a Stuv wood-burning fireplace add rustic charm. The wet bar is ready for guests with a beverage fridge, glassware dishwasher and more. A private office with built-in shelving and patio access sits down one hallway, offering a quiet retreat. The luxurious primary suite, set apart for privacy, features a spa-like bathroom, a generous walk-in closet, and direct access to a secluded patio. On the opposite wing, two additional bedrooms share a beautifully tiled bathroom. A separate guest suite at the back of the home includes an en-suite bath, custom tile work, a built-in Murphy bed, and private patio access. Outdoor living is just as impressive, with the back of the home situated just off the 6th tee box. An expansive patio featuring a custom gas fireplace, a built-in hot tub, and unparalleled views offers a wonderful spot for summer days and evenings. Additional highlights include a heated three-car garage, a dedicated laundry room, a stylish mudroom, and a beautifully designed powder room. For a complete list of custom features or to schedule a private tour, please inquire. Some photos are club amenities.



FEATURES

Type:	Residential	Year Built:	2022
Sub Type:	Single Family	Beds:	4
Acres:	± 0.67	Baths:	4
Listing Date:	2025-03-24	Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, WineCooler, Washer
Listing Agent:	Tara Rigg of Black Bull Realty LLC	Heating/Cooling:	NaturalGas RadiantFloor CentralAir

LOCATION



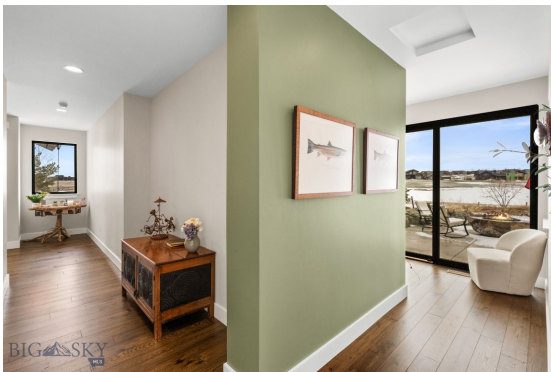
Address: 676 Tillyfour, Bozeman MT 59718

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*



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

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