

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger
BROKER / OWNER
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THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



5014 Justin Lane, Bozeman MT 59715

\$1,550,000

Acres: $\pm$ 1.023

MLS#: 400518

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DelgerRealEstate.com

MLS
Information deemed reliable,
but not guaranteed

INTRODUCTION

Step into the kind of morning that makes you feel like you've won the day before it even begins. Picture yourself waking up in the peaceful master bedroom, the sunlight streaming through your window as you look west over a stunning tree farm gently perched below. The world is still quiet, and with a warm mug of coffee in hand (on the mornings when it's not 15 degrees), you step out your front door to be greeted by a spectacular pink-hued sky rising above the Bridger Mountains. This is what life looks like on Justin Lane where serenity and scenery meet. Privacy abounds here, with an entire acre of open space across the street, offering the luxury of space and the beauty of nature. The home welcomes you with a dedicated, heated mudroom that's both practical and cozy, offering additional storage and an inviting entrance for every season. Inside, the home has been recently and thoughtfully renovated to reflect modern comfort and timeless appeal. You'll find fresh paint, stylish new flooring throughout (no carpet in sight!), a completely redesigned kitchen with brand-new appliances, and a luxurious master bathroom featuring heated floors, because Montana mornings deserve a little extra warmth. The main level offers exceptional living with two generously sized guest bedrooms, a full bathroom, and a spacious master suite. Downstairs, the daylight basement opens up a world of possibility. Whether it becomes your go-to TV lounge, game room, or creative space, there's plenty of room to play and relax. There's also a dedicated room that's perfect for a home office, gym, or guest suite whatever fits your lifestyle best. And for the hobbyist or hands-on creator, you'll love the basement workshop, ideal for weekend projects or perfecting your next masterpiece. There's also an additional storage room so you can keep things neat and organized. This isn't just a home; it's a fresh start, a peaceful haven, and a beautiful place to make new memories. At 5014 Justin Lane, you're not just living; you're thriving, every single day. (Note: The Cadastral record reflects inaccurate square footage. Agents used CubiCasa for updated measurements. Buyers should confirm square footage to their satisfaction during due diligence.)



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

FEATURES

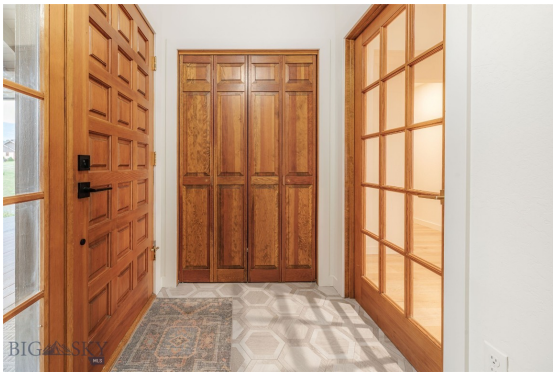
Status:	Active	Style:	Ranch
Type:	Residential	Year Built:	1983
Sub Type:	Single Family	Beds:	3
Acres:	± 1.023	Baths:	3
View:	Farmland, Mountains, Rural, TreesWoods	Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, SomeGasAppliances, Stove
Water Features:	None	Heating/Cooling:	Baseboard Electric Stove None
Listing Date:	2025-04-01		
Listing Agent:	Tamara Williams of Tamara Williams and Company		

LOCATION



Address: 5014 Justin Lane, Bozeman MT 59715

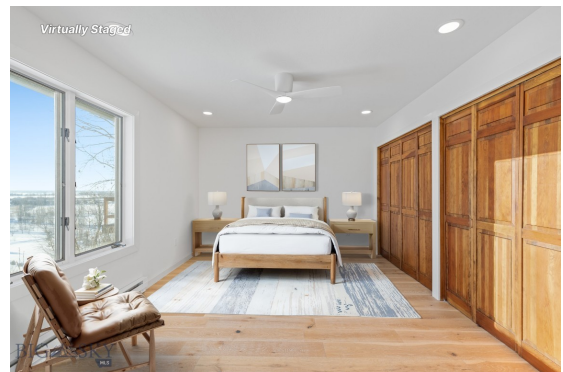
PHOTOS

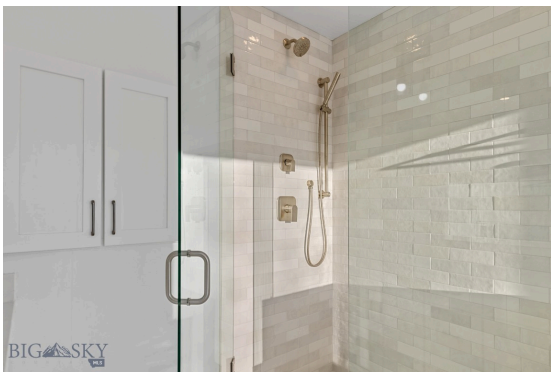


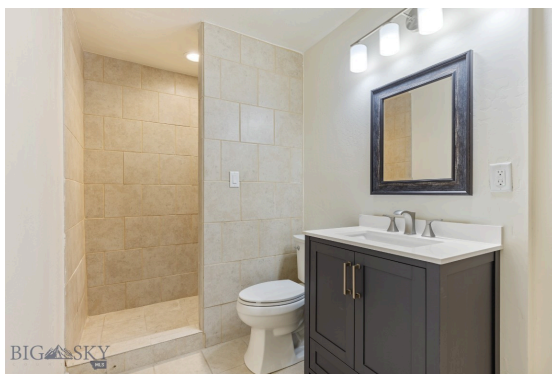
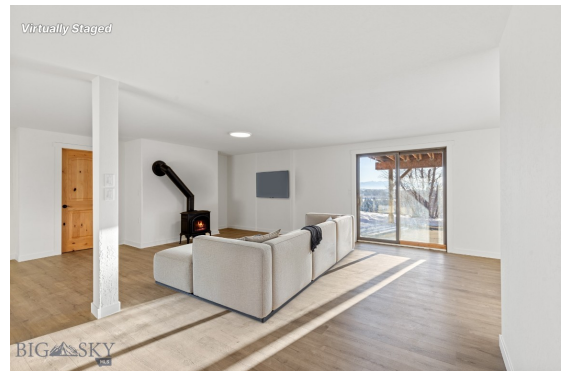
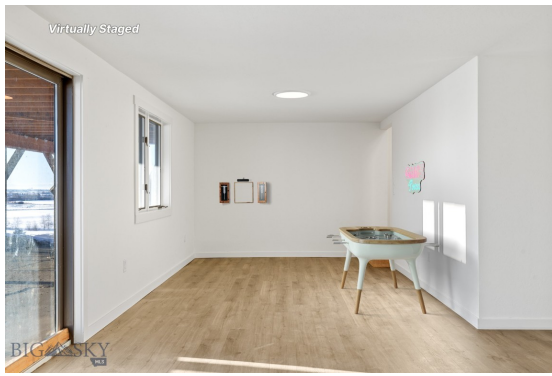
















BOZEMAN LIFESTYLE™



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.

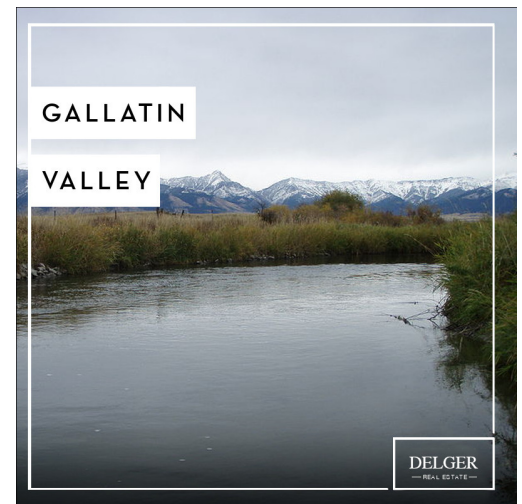
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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.

*POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND
LOCAL EXPERTISE*



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v1.01-2025-10-23