

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

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388 Old Clyde Park Road, Livingston MT 59047

\$3,295,000
Acres: ± 12.06
MLS#: 400595

INTRODUCTION

Situated on a privately gated 12 acre estate with over 1,150 ft of pristine Yellowstone River frontage, this extraordinary property offers an unparalleled lifestyle in one of Montanas most coveted locations between Mayors Landing & the Hwy 89 bridge in historic & renowned Livingston, MT. With panoramic southern views of Livingston Peak & direct river access, this is a rare opportunity to own one of the regions most scenic & private riverfront settings. The main residence, thoughtfully designed, spans 4,385 sqft & features four bedrooms & five bathrooms. The interior blends timeless craftsmanship with refined modern comfort highlighted by a chefs kitchen, multiple fireplaces (wood & gas), a cozy breakfast nook, and open living & dining spaces with floor to ceiling windows. The main floor primary suite offers a private retreat with its own fireplace & serene views. Upstairs, a generous entertaining lounge opens onto a private deck with sweeping views of the Yellowstone River & surrounding mountains an ideal setting for gatherings or peaceful retreat. This level also features three spacious guest bedrooms, two of which include ensuite baths for enhanced privacy and comfort. Two of the bedrooms offer direct access to the upper deck, inviting in natural light & uninterrupted vistas of the landscape beyond. The separate two-bedroom, one-bath guest house sits above an oversized, heated two-car garage offering exceptional space for gear, recreational toys & additional storage. The residence features an open-concept kitchen & living area centered around a dual-sided gas fireplace, and enjoys sweeping views of the Yellowstone River. Thoughtfully designed for comfort and independence, its the perfect space for guests, extended family, or private office/artist use. Equestrian enthusiasts will appreciate the well-appointed 4-stall barn, multiple sheds & fenced pastures. Both homes are thoughtfully positioned to maximize privacy & shelter from prevailing winds, while curated gardens & mature fruit trees enhance the tranquil beauty of the property. With seamless access to outdoor adventure & amenities, the estate is just 10 minutes to downtown Livingston & private jet service at Mission Field, 35 minutes to commercial air service in Bozeman, and under an hour to Yellowstone National Park, Bridger Bowl Ski Area, Chico Hot Springs & Sage Lodge. This is Montana living at its finest offering rare river frontage & equestrian facilities in an unbeatable location!



FEATURES

Status:	Active
Type:	Farm
Sub Type:	Single Family
Acres:	± 12.06
View:	Farmland, Lake, Mountains, Pond, River, SouthernExposure, CreekStream
Water Features:	Creek, Pond, RiverFront, RiverAccess
Listing Date:	2025-05-01
Listing Agent:	PollyAnna Snyder of Engel & Volkers - Bozeman

Style:	Custom
Year Built:	2017
Beds:	4
Baths:	4
Appliances:	BuiltInOven, DoubleOven, Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, TrashCompactor, WineCooler, Washer
Heating/Cooling:	ForcedAir CentralAir

LOCATION



Address: 388 Old Clyde Park Road, Livingston MT 59047

PHOTOS



















LIVINGSTON LIFESTYLE



Livingston, Montana is a historic train town from the late 1880's that has attracted cowboys, ranchers, artists, and the rich and famous who are enamored by the scenery of this area of southwestern Montana. Livingston has been featured in movies like A River Runs Through It, The Horse Whisperer, and numerous TV series and commercials.

Historic Downtown Livingston has lively restaurants and shops, some of which have been around since the late 1800's. Livingston is known for fly fishing, cross-country skiing, horseback riding, river rafting and numerous museums, art galleries and restaurants.

When it comes to outdoor recreation the town of Livingston is surrounded by four beautiful mountain ranges, and offers the Yellowstone River, Shields River, and numerous stream and spring creeks for an abundance of outdoor activities. Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955 is located 29 miles from Livingston. Big Sky Resort is 68 miles 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. Yellowstone National Park (2.2 million acres) is located 50 miles south of Livingston.

With a population of about 7,000 people, Livingston has the amenities and services buyers expect for a town of this size. Livingston is less than 20 minutes from Bozeman. The Livingston School District includes Elementary Schools, a Middle School, and a High School. The median price of a single family home in Livingston is 18% lower priced than single family homes in Bozeman and appeals to buyers seeking a smaller town, yet still want to be close to the amenities of Bozeman.

PARK COUNTY

Park County, Montana's estimated population is 16,438 with a growth rate of 1.94% in the past year according to the most recent United States census data. Park County, Montana is the 11th largest county in Montana. Park County has a total area of 2,813 square miles (1.8 million acres or 7,290 km²), of which 2,803 square miles (7,260 km²) is land and 10.4 square miles (27 km²) (0.4%) is water. The highest natural point in Montana, Granite Peak at 12,807 feet (3,904m), is located in Park County.



Paradise Valley is a major river valley of the Yellowstone River in southwestern Montana just north of Yellowstone National Park in the southern portion of Park County, Montana. The valley is flanked by the Absaroka Range on the east and the Gallatin Range on the west. The Yellowstone River, one of Montana's Blue Ribbon Trout Rivers, flows through Paradise Valley and is noted for world-class fly fishing in the river and nearby spring creeks such as DePuy Spring Creek. The valley hosts other natural wonders such as several natural hot springs, including Chico Hot Springs near Emigrant, Montana, La Duke Hot Springs near Gardiner, and Hunter's Hot Springs near Livingston. A small part of Yellowstone National Park is located in the extreme southern part of the county.

The northern end of Park County, Montana contains the Shields River Valley. The Shields River is a tributary of the Yellowstone River. It flows west, then south, between the Bridger Range to the west and the Crazy Mountains to the east, past Wilsall and Clyde Park. It joins the Yellowstone approximately 10 mi (16 km) northeast of Livingston, MT.

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 Livingston and the surrounding areas.

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



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