

# 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*



## 78 Lake Drive, Livingston MT 59047

\$2,095,000

Acres: ± 6.761

MLS#: 401861

# INTRODUCTION

Welcome to the Cozy Alpine Chalet, a passionately handcrafted log home and legacy retreat, thoughtfully positioned on nearly 7 pristine private acres of alpine forest. Just 11 miles from both Bozeman and Livingston, and only 25 miles from Bozeman Yellowstone International Airport, the property offers effortless access to Montanas finest dining, shopping, and outdoor adventure yet feels like your own secluded mountain top forest escape, worlds away from it all. The main home has been extensively renovated between 2022 and 2025 with over \$1 million in thoughtful upgrades including a full rebuild of mechanical systems, a smart home setup, professional interior styling, and high-end finishes throughout. Artisan log construction, natural wood and stone interiors, and over 30 Andersen windows bring in forest and mountain views from nearly every room, while six fireplaces create cozy gathering spaces indoors and out. This mountain retreat includes a chefs kitchen with a full KitchenAid stainless steel suite, two laundry areas, and rich character in every detail. Tucked further into the trees, the Honeymoon Treehouse Villa is a newly built architectural jewel, elevated 15 feet above the forest floor. Built to Passive House / High-Performance standards, it features quadruple-pane glazing, premium insulation, and a future cantilevered hot tub deck, all framed by a soaring roofline designed for both elegance and energy efficiency. With all utilities installed and the interior ready for your finishing touch, this secondary structure offers limitless potential: a luxury rental, a serene guesthouse, or your personal creative retreat. This is a truly turn-key offering, with all furnishings, curated dcor, bedding, chefs cookware, and antiques included. Smart home features like Yale Wi-Fi locks, remote lighting and climate control, iPad/voice automation, and Starlink satellite internet ensure convenience and connectivity, even in this private setting. Whether you dream of taking over a luxury short term rental business (currently commanding up to \$1300/night in the high season), creating a soulful family compound, or stewarding a rare legacy property for future generations The Cozy Alpine Chalet awaits. With unmatched craftsmanship, immersive natural beauty, and an incredible location at the gateway to Americas first national park, this is truly Montana living at its finest.

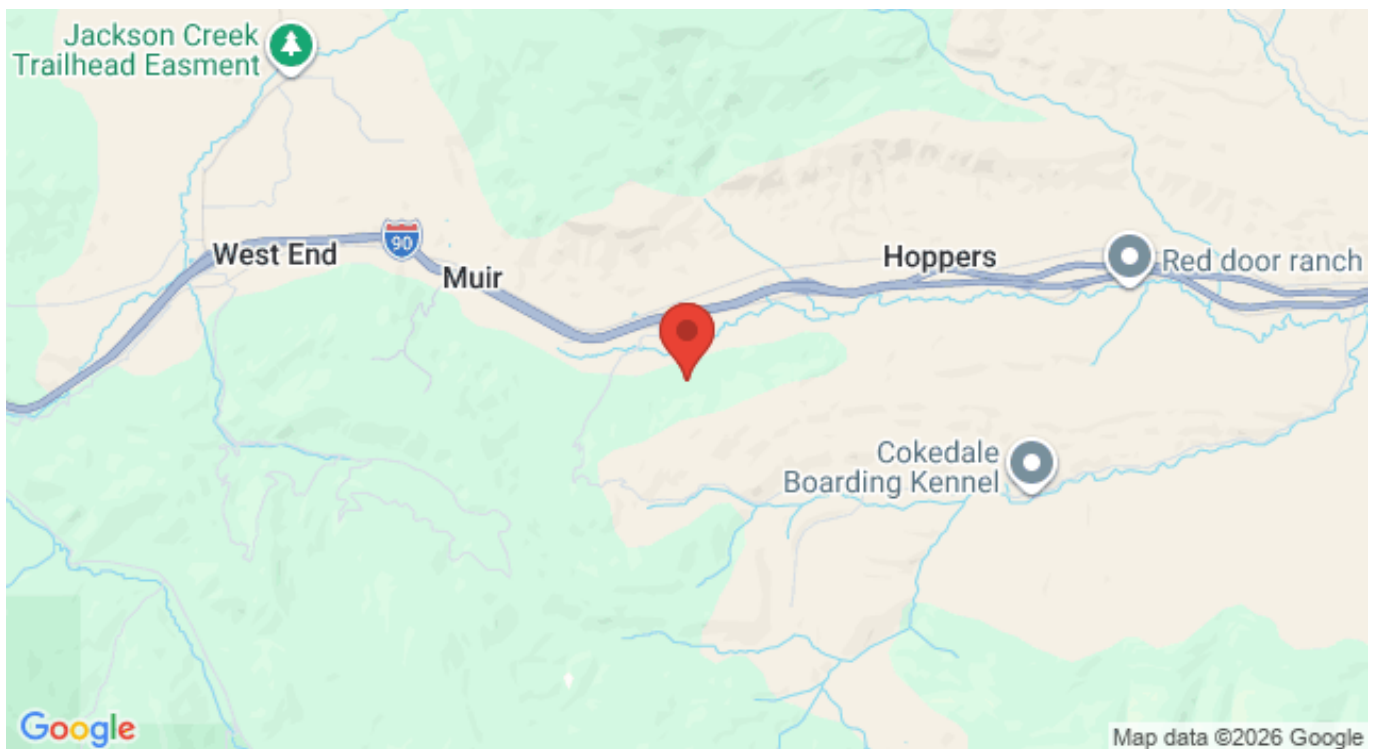


## FEATURES

<b>Status:</b>	Active
<b>Type:</b>	Residential
<b>Sub Type:</b>	SingleFamilyResidence
<b>Acres:</b>	± 6.761
<b>View:</b>	Mountains, TreesWoods
<b>Listing Date:</b>	2025-08-08
<b>Listing Agent:</b>	Charlotte Durham of Big Sky Sotheby's - Bozeman

<b>Style:</b>	Cabin, Custom
<b>Year Built:</b>	1998
<b>Beds:</b>	2
<b>Baths:</b>	3
<b>Appliances:</b>	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, WaterSoftener, Washer, SomeGasAppliances, Stove
<b>Heating/Cooling:</b>	Baseboard Propane RadiantFloor Wood None

## LOCATION



Address: 78 Lake Drive, 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 km<sup>2</sup>), of which 2,803 square miles (7,260 km<sup>2</sup>) is land and 10.4 square miles (27 km<sup>2</sup>) (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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