

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



449 Minni Hall Road, Bozeman MT 59715

\$2,999,500

Acres: ± 10.159

MLS#: 402155

INTRODUCTION

Perched on a tranquil 10-acre parcel on a ridge atop Bozeman Pass, this stunning residence embodies the Montana lifestyle. Built in 2020, this 5900+ sq ft home is situated in a gated neighborhood with conservation land adjacent, capturing mountain vistas from every window. Located only 20 mins from Bozeman's historic Main Street, this exceptional property feels a world away and has NO freeway noise. Enjoy stargazing and watching Montana skies while enjoying the abundant wildlife that frequents the property, including elk, moose, deer, bear and more. Light CCRs - no county zoning - buyer to verify. This home was designed to maximize comfort while still enjoying the mountain lifestyle. Huge upgrades - separate list available - Radiant heating and multiple mini split A/Cs for cooling, 9 ceilings. Vaulted living room features huge views, a striking floor-to-ceiling stone gas fireplace, and hardwood. Corner office. Chef's gourmet kitchen with custom cabinetry, GE Café appliances, granite and plentiful prep space. Dining area with access to the covered patio with in-floor radiant heat, perfect for entertaining. Mudroom/laundry area offers storage, an extra-large pantry, a built-in pet wash, washer/dryer. Main-level primary suite with deck access - spa-like primary bath with heated floors, double vanity, heated towel bar, soaking tub and tile shower. 2nd bedroom with bath and a powder room on main. Extra wide stairs lead up and down. Bonus room on 2nd with full bath access - great for additional guest quarters. Daylight lower level/walk-out, 2nd concrete patio with radiant heat. Expansive game room, a guest bedroom with patio access, a gym and a bath on lower level. 1,818-square-foot, 4 bay/5-car attached garage with radiant floor, HRV system. Vault door lock-off safe room with storage. Adventures await a two-stall Monitor horse barn will delight equestrians and a 2 bay 760+ sq ft toy storage shop with carport is perfect equipment storage. Two 1,000-gallon propane tanks, a 20 gal/min well, GENERAC emergency backup power system, a hot water recirculation pump and Starlink internet. Marvin Ultimate windows + custom treatments, Sonos. Mitigation of vegetation and irrigated grounds around the structures. RV and equipment parking. Additional equipment incl. skid steer and plow truck available for separate purchase. 28 mins to MSU, 22 mins to hospital, 35 mins to Bridger Bowl, 23 mins to Livingston and blue ribbon fishing. Don't miss the VR Matterport 360 tour!



FEATURES

Type:	Residential	Style:	Craftsman
Sub Type:	Single Family	Year Built:	2020
Acres:	± 10.159	Beds:	4
View:	Mountains, Rural, TreesWoods	Baths:	5
Water Features:	Creek, Seasonal	Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer, SomeGasAppliances, Stove
Listing Date:	2025-05-16	Heating/Cooling:	Baseboard HeatPump RadiantFloor WallWindowUnits
Listing Agent:	Marcie Hahn-Knoff of Knoff Group Real Estate		

LOCATION



Address: 449 Minni Hall Road, 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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v1.01-2025-10-11