DELGER
REAL ESTATE
BOZEMAN MONTANA

Craig Delger
BROKER / OWNER
406.581.7504

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise

4054 Rain Roper Drive, Bozeman MT 59715

$1,925,000
Acres: ± 0.37
MLS#: 402267

INTRODUCTION

This is a wonderful opportunity to own one of the few newer homes within one of Bozemans most sought-after established neighborhoods. Blending modern farmhouse charm with impeccable designer finishes and high-end amenities, this home is a must see. Thoughtfully designed for both comfort and sophistication, the open-concept layout showcases exposed beams, custom built-in shelving and dining bench, and an abundance of natural light that highlights the striking fixtures throughout. The heart of the home features a chefs kitchen with top-tier appliances, a spacious butlers pantry, and seamless flow into the dining and living areasperfect for entertaining. A vaulted primary suite offers a true retreat, complete with an oversized marble walk-in shower and private access to a sunken hot tub with breathtaking mountain views. Two dedicated office spaces provide exceptional flexibility for remote work or creative pursuits. A bonus loft invites cozy reading nooks, media enjoyment, or additional guest accommodations. And an ensuite secondary bedroom and a third bedroom with an additional full bath ensure ample space for family and visitors. The well-planned laundry and mudroom are smartly separated for peak functionality. Step outside to experience the extraordinary landscaping, featuring a fire pit, covered outdoor dining and a generous seating area, all with panoramic views. With 12 acres of pristine open space abutting the property, you can enjoy the privacy and trails afforded by such a beautifully planned neighborhood. Sundance Springs is close to schools, connected to trails all the way into the city and near miles of hiking and biking opportunities. A neighborhood pond and nearby creek is a favorite gathering place for all ages. This exceptional home embodies modern living at its finest, offering both privacy and connection to nature, all within minutes of Bozeman's amenities.

BIG SKY
MLS

FEATURES

Status:	Contingent
Type:	Residential
Sub Type:	Single Family
Acres:	± 0.37
View:	Mountains, SouthernExposure, TreesWoods
Water Features:	None
Listing Date:	2025-05-19
Listing Agent:	Lori Hart of Hart Real Estate

Style:	Contemporary
Year Built:	2018
Beds:	3
Baths:	4
Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, WineCooler, Washer
Heating/Cooling:	ForcedAir NaturalGas CentralAir

LOCATION

Address: 4054 Rain Roper Drive, Bozeman MT 59715

PHOTOS

BIG SKY

BIG SKY

BIG SKY

BIG SKY

BIG SKY

BIG SKY

BIG SKY

BIG SKY

BIG SKY

BIG SKY

BIG SKY

BIG SKY

BIG SKY

BIG SKY

BIG SKY

BIG SKY

BIG SKY

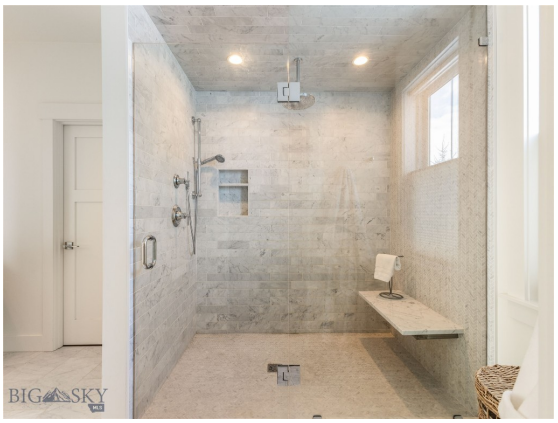
BIG SKY

BIG SKY

BIG SKY

BIG SKY

BIG SKY


BIG SKY

BIG SKY

BIG SKY

BIG SKY

BIG SKY

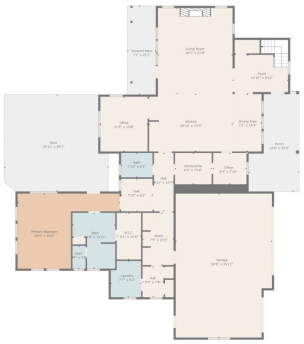
BIG SKY

BIG SKY

BIG SKY

BIG SKY

BIG SKY

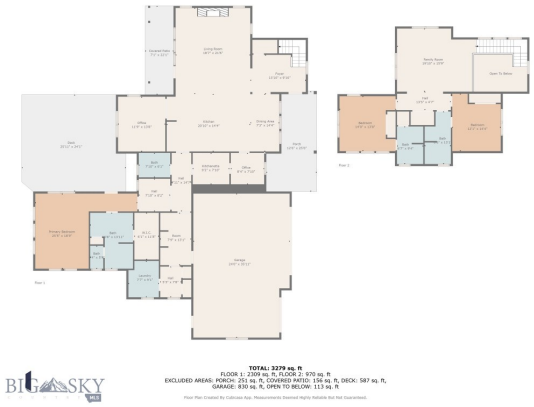


TOTAL: 3279 sq. ft
FLOOR 1: 2309 sq. ft, FLOOR 2: 970 sq. ft
EXCLUDED AREAS: PORCH: 251 sq. ft, COVERED PATIO: 156 sq. ft, DECK: 587 sq. ft, GARAGE: 830 sq. ft, OPEN TO BELOW: 113 sq. ft

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

TOTAL: 3279 sq. ft
FLOOR 1: 2309 sq. ft, FLOOR 2: 970 sq. ft
EXCLUDED AREAS: PORCH: 251 sq. ft, COVERED PATIO: 156 sq. ft, DECK: 587 sq. ft, GARAGE: 830 sq. ft, OPEN TO BELOW: 113 sq. ft

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


BIG SKY
TOTAL: 3279 sq. ft
FLOOR 1: 2309 sq. ft, FLOOR 2: 970 sq. ft
EXCLUDED AREAS: PORCH: 251 sq. ft, COVERED PATIO: 156 sq. ft, DECK: 587 sq. ft,
GARAGE: 830 sq. ft, OPEN TO BELOW: 113 sq. ft
Floor Plan Created By Calculate Apt. Measurements Deemed Highly Reliable But Not Guaranteed.

BIG SKY

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.

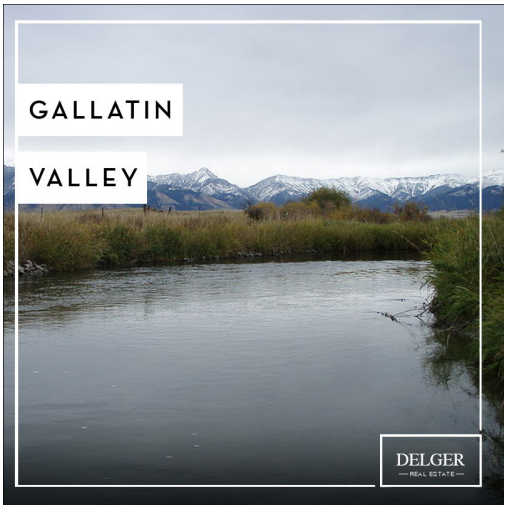
Bozeman is known for its friendly people, sense of community, excellent schools and quality of life. The town has a western charm and a relaxed attitude. The Bozeman Quality Of Life index rates very well due to access to Outdoor Recreation, Amusement, Culture, Education, Medical, Religion, Restaurants 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 word'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

v1.01-2025-07-30