

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

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2355 Sawmill Road, Bozeman MT 59715

\$2,500,000

Acres: ± 11.16

MLS#: 402640

INTRODUCTION

A Panoramic Mountain Retreat in the Heart of Kelly Canyon. Perched on 11.16 acres of pristine mountain terrain in the Bridger Range in Kelly Canyon, 2355 Sawmill Road offers a rare convergence of architectural elegance, energy-conscious living, and breathtaking natural beauty. This distinctive estate captures commanding southern views that span the entire Gallatin Valley, revealing Bozeman in full splendor beneath Montana's boundless skies. With over 6,100 square feet of exquisitely curated living space, the residence is a study in comfort and craftsmanship. Vaulted ceilings and a wall of windows flood the interiors with natural light while framing the ever-shifting landscape. At its heart, a stunning Tulikivi soapstone fireplace radiates warmth and timeless character, anchoring the great room in both style and soul. The chef's kitchen is a masterpiece of form and function, fitted with custom, highly organized cabinetry, top-tier appliances, and an expansive center island that invites connection and culinary creativity. Designed for both everyday luxury and effortless entertaining, the layout includes two spacious primary suites, one featuring dual bathrooms and an incredibly large closet plus generous guest accommodations and a versatile lower-level ideal for a gym, media lounge, or home office. Freshly painted interiors create a bright and cohesive palette, while the seamless flow from indoor spaces to the back deck and front balconies offer a front-row seat to Montana's legendary sunsets and starlit skies. Sustainably designed, the home boasts a 38-panel solar array that supports efficient living. Additional highlights include a three-car garage with dedicated storage, a charming carpeted bunkhouse/playhouse, a hot tub with panoramic views of the stars, and a two-story barn/shop with an integrated lift for effortless upper-level access. Set behind the trees yet minutes from downtown Bozeman, this is a legacy property where privacy, sophistication, and the outdoors live in perfect harmony, a truly one-of-a-kind mountain sanctuary.



FEATURES

Status:	Active	Style:	Custom
Type:	Residential	Year Built:	2006
Sub Type:	Single Family	Beds:	4
Acres:	± 11.16	Baths:	5
View:	Meadow, Mountains, SouthernExposure, Valley, TreesWoods	Appliances:	BuiltInOven, Cooktop, DoubleOven, Dryer, Dishwasher, Disposal, Refrigerator, Washer, SomeGasAppliances, Stove
Water Features:	None	Heating/Cooling:	Baseboard PassiveSolar RadiantFloor Solar Stove Wood CentralAir, WallWindowUnits
Listing Date:	2025-06-03		
Listing Agent:	PollyAnna Snyder of Engel & Volkers - Bozeman		

LOCATION



Address: 2355 Sawmill 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.

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LOCAL EXPERTISE*



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