

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



1099 Winchester, Bozeman MT 59715

\$1,099,000

Acres: $\pm$ 5.64

MLS#: 403134

DELGER
— REAL ESTATE —
BOZEMAN MONTANA

DelgerRealEstate.com

REALTOR® CERTIFIED MEMBER
MLS  
Information deemed reliable,
but not guaranteed

INTRODUCTION

Experience the ultimate Montana lifestyle in this breathtaking mountain retreat, set on nearly 6 private, picturesque acres with panoramic views of the Bridger Range, Bangtails, and Jackson Creek meadows. Located just 20 minutes from Main Street Bozeman and 25 minutes from Livingston, this rare offering strikes the perfect balance between remote tranquility and town convenience. The home is thoughtfully designed to embrace its surroundings. Large windows frame stunning mountain views and flood the open-concept living space with natural light, while vaulted ceilings add to the spacious and airy feel. Rustic charm meets modern updates throughout, including a completely renovated and stylish primary suite with serene views, updated finishes, and private deck access. The kitchen and dining areas offer plenty of space to gather and entertain, with beautifully resurfaced wood floors running throughout the main level. Downstairs, the walk-out basement features a cozy second living area, two spacious bedrooms (one with a king bed, the other with bunks), a full bathroom, and a mechanical room. Its the perfect setup for guests, kids, or remote work. The property has been freshly graveled and contoured, offering both beauty and function. A brand new oversized two-car garage was just completed, fully powered and plumbed for water. Its ideal for gear storage, parking, a workshop, or studio space. Theres also ample room to park RVs, enclosed trailers, or extra vehicles. Out back, a covered deck offers year-round enjoyment, whether you're sipping coffee, watching wildlife, or soaking in the views in any weather. Deer, elk, moose, foxes, and the occasional black bear are regular visitors. Starlink internet offers fast and reliable speeds, typically around 200 Mbps. A Tesla charger is also installed for EV charging. Winter turns the property into a snow-covered wonderland, while summer brings wildflowers, wildlife, and incredible stargazing. Goose Meadows offers backcountry skiing just minutes away, and nearby hiking and biking trails are easy to reach. Bridger Bowl Ski Resort is also a quick drive, and it's currently expanding with 611 acres of new terrain and six additional lifts, making this a fantastic location for ski enthusiasts. With no HOA and only a road maintenance agreement, enjoy the freedom to live your mountain dream. Turn-key ready with furnishings negotiable, this is more than just a home its a lifestyle. Schedule a showing today!



FEATURES

Type:	Residential	Style:	Rustic
Sub Type:	Single Family	Year Built:	1997
Acres:	± 5.64	Beds:	3
View:	Mountains, TreesWoods	Baths:	3
Listing Date:	2025-06-19	Appliances:	Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer, SomeGasAppliances, Stove
Listing Agent:	Molly Ogle of Knoff Group Real Estate	Heating/Cooling:	Baseboard Electric RadiantFloor WallFurnace CeilingFans

LOCATION



Address: 1099 Winchester, Bozeman MT 59715

PHOTOS

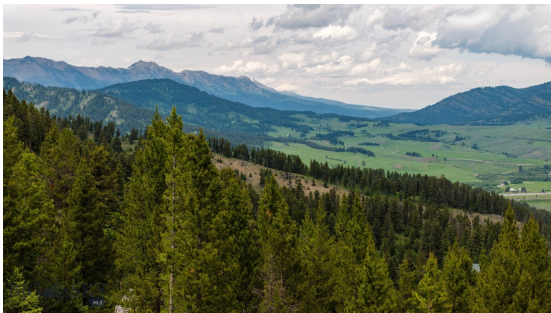




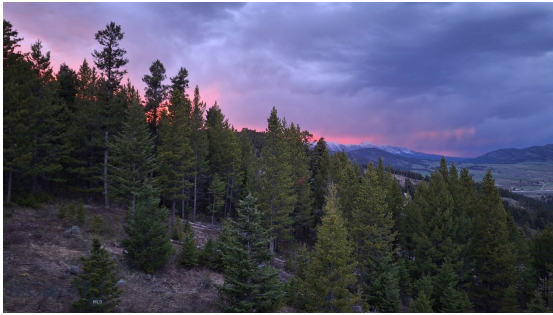














BOZEMAN LIFESTYLE™



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*



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

v1.01-2025-11-04