

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



406 Peace Pipe Drive, Bozeman MT 59715

\$1,190,000
Acres: ± 0.33
MLS#: 403152

INTRODUCTION

The ideal location of this home, facing the Gallatin National Forest and across dedicated open space with immediate views of the mountains, magnifies all the advantages of the finest neighborhood on Bozeman's south side, Sundance Springs. The owners have substantially transformed this home with a new contemporary interior that enlarged rooms and windows to emphasize its southern views while at the same time tastefully complementing the architecturally interesting classic shingle style exterior. Significant updates to the systems and infrastructure of the home include a new roof in 2020, all new flooring both carpet and wood 2025, central air conditioning, a new furnace and deck improvements that add to its privacy. The first floor has a comfortable kitchen with generous cabinets, cupboards, and drawers. Kitchen, great room with fireplace and dining are artfully united for views and conversation. Well located mud room and laundry room are near the garage. A powder bath completes this floor. You'll be tempted to spend all your time outdoors on the large decks which are oriented to the SE views and protected by a retractable awning. The second floor's privacy and views are unrivalled. The master bedroom suite has a private covered deck where nearby leafy aspens and mountain scenes are mesmerizing. Two guest bedrooms share a large hall bathroom. A fourth guest bedroom is the ultimate in privacy on the west side of the home, accessed by its own staircase, with an en-suite bathroom and balcony facing the Bridger Mountains. Meticulously maintained grounds display a tasteful mix of flowering shrubs and trees. The private well at this home with registered water rights means your summer watering of the lawn and landscaping won't add to your City of Bozeman water. The neighborhood of Sundance Springs is considered one of the most desirable on the southside of Bozeman due to the generous lot sizes of 1/3+ acre, each lot having some common open space adjacent, proximity to MSU and Bozeman Health, and walking distance to the highly rated middle school of Sacajawea and Morning Star elementary. 406 Peace Pipe is unrivalled within Sundance Springs for its sublime views.



FEATURES

Status:	Active	Year Built:	2000
Type:	Residential	Beds:	4
Sub Type:	Single Family	Baths:	4
Acres:	± 0.33	Appliances:	Dryer, Microwave, Range, Refrigerator, Washer
Listing Date:	2025-06-12	Heating/Cooling:	ForcedAir NaturalGas CentralAir, CeilingFans
Listing Agent:	Denise Andres of Berkshire Hathaway - Bozeman		

LOCATION

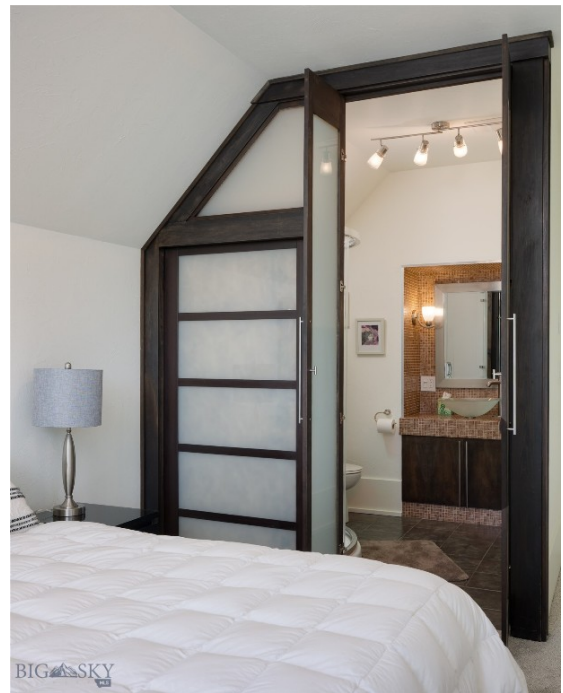


Address: 406 Peace Pipe Drive, Bozeman MT 59715

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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v1.01-2025-11-01