

**THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT**

*Powered by Data, Technology, and Local Expertise*



**755 Coffee Creek Road, Bozeman MT 59715**

\$1,795,000  
Acres: ± 27.204  
MLS#: 403249

# INTRODUCTION

Tucked into the scenic hills off Trail Creek, this beautifully reimagined log home offers the ultimate in luxury mountain living on 27 private acres with panoramic views. Thoughtfully updated with high-end craftsmanship and modern conveniences, this mountain retreat combines rustic charm with refined details, all just 25 minutes from downtown Bozeman or the charming town of Livingston. Inside, expansive windows custom-built by Montana Sash and Door flood the open-concept main floor with natural light and showcase sweeping mountain views from every angle. The kitchen, dining, and living areas flow seamlessly together, centered around a striking stone fireplace with a handcrafted fireback by Montana Ironworks. Upstairs, the spacious primary suite features its own fireplace, en suite bathroom, and unmatched views. Two inviting guest rooms, bedrooms, and another full bathroom blend comfort with vintage character, and offer ample space for family and guests. The walkout basement offers flexible living space, including a family room, a guest bedroom, updated mudroom, and full bathroom. This home has seen extensive upgrades, including a full exterior restoration with fresh chinking, staining, and custom copper log end caps, as well as new exterior doors and a fully refinished wraparound deck. Practical enhancements include a backup generator, a secondary well with pump, and a 1,000-gallon in-ground propane tank, all contributing to the home's self-sufficiency and comfort. Surrounded by timber and open meadows with cleared space for agricultural use, this property offers peace, privacy, and unspoiled natural beauty. With a detached two-car garage and location in the LaMotte School District, this mountain retreat is a rare blend of classic Montana aesthetics and modern luxury, providing an ideal year-round residence or vacation retreat.





# FEATURES

|                |                                                 |                  |                                                                     |
|----------------|-------------------------------------------------|------------------|---------------------------------------------------------------------|
| Status:        | Active                                          | Style:           | Cabin, Custom                                                       |
| Type:          | Residential                                     | Year Built:      | 1994                                                                |
| Sub Type:      | Single Family                                   | Beds:            | 4                                                                   |
| Acres:         | ± 27.204                                        | Baths:           | 3                                                                   |
| View:          | Mountains, TreesWoods                           | Appliances:      | BuiltInOven, Cooktop, Dryer, Microwave, Range, Refrigerator, Washer |
| Listing Date:  | 2025-06-24                                      | Heating/Cooling: | Baseboard Wood None                                                 |
| Listing Agent: | Charlotte Durham of Big Sky Sotheby's - Bozeman |                  |                                                                     |

# LOCATION



Address: 755 Coffee Creek Road, Bozeman MT 59715



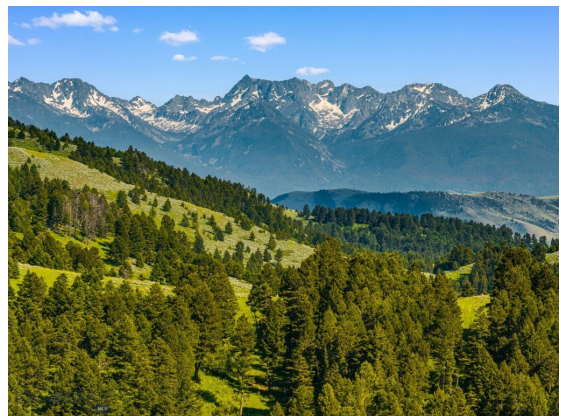
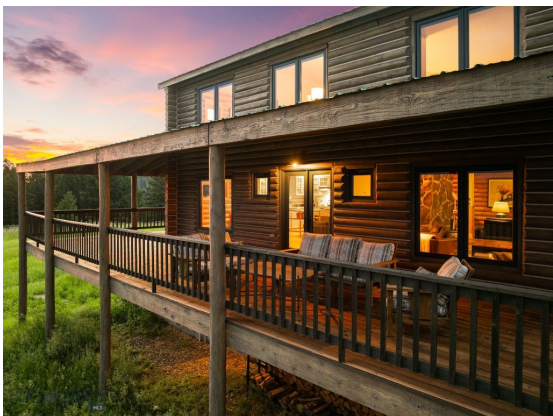
PHOTOS































# 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.

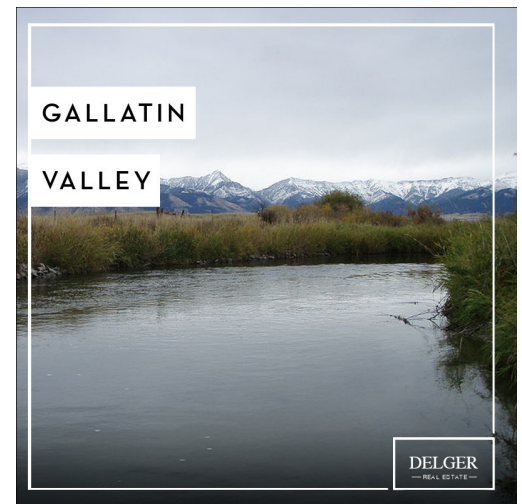
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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

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LOCAL EXPERTISE*



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