

THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



1206 N Cedarview Drive, Bozeman MT 59715

\$980,000

Acres: ± 0.2583

MLS#: 403434

INTRODUCTION

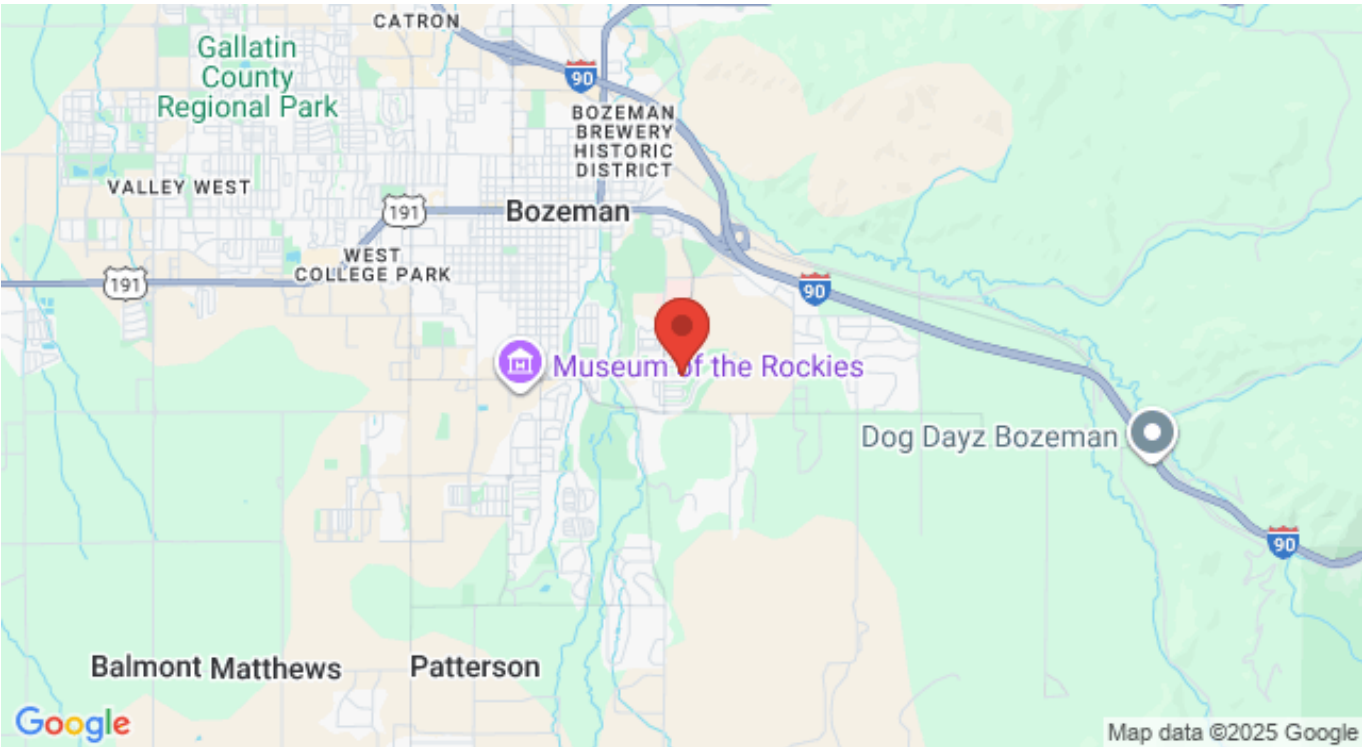
Mid-century re-imagined this home has been renovated without losing the atomic ranch vibe of its original construction. Amazing location on a generously sized city lot - just minutes to hospital, trails and historic Main Street shopping, restaurants and amenities. Architecturally designed by Love Schack, the remodel and partial addition was completed in 2018 - includes updated electrical, plumbing, lighting, heating system. Exterior siding and roof replaced with standing seam metal, tubular steel accents on the carport and pergola with a red ski chair swing. All windows replaced with Anderson 100 series. Heating system features new boiler, in-floor radiant heat on the main and infrared heat on the lower level. All new lighting. Main floor features open concept living areas with all solid surface flooring - engineered maple flooring in living areas and tile in baths and mud room. Wall of windows in the living room welcomes you in- an LED electric fireplace keeps things cozy in winter. Kitchen with laminate cabinetry, HIMACS and birch butcher block counters, tile backsplash, steel farm sink, mod-lighting and SS appliances including an induction range. Primary bed on main with south light. Primary bath is a Euro-style tile surround wet room with twin shower heads with dual controls. Spacious second bedroom on main accesses the hall full bath with laminate cabinetry and tile surround tub. Lower level features a large rec room with party kitchen incl. full sized refrigerator, wine cooler, HIMACS counters. Cork flooring in living areas. Two spacious bedrooms feature egress windows and natural light. Shared hall bath features tile-surround walk-in shower with glass door. Laundry with utility sink and washer/dryer. A mud room addition off the garage with additional access to the backyard features locker style storage with built-in bench. Heated and finished garage with a frosted multi panel glass door. Concrete patio was added in the backyard and additional walkways were added in the front. Tons of beautiful outdoor space to enjoy! Salt water Hot Springs hot tub (2022) conveys. Two sheds are perfect for storing all your Montana lifestyle gear. Beautifully cared for mature lawn space, perennial plantings and trees, and a fully fenced backyard. Just 5 minutes to MSU and historic Bozeman Main Street, 5 min to major medical, 20 min to the airport, 30 min to Bridger Bowl, 30 min to blue ribbon fishing, 55 min to Big Sky. Dont miss the 360 VR Matterport Tour.



FEATURES

Type:	Residential	Style:	Ranch
Sub Type:	Single Family	Year Built:	1964
Acres:	± 0.2583	Beds:	4
View:	Mountains, Valley, TreesWoods	Baths:	3
Water Features:	None	Appliances:	Dryer, Disposal, Microwave, Range, Refrigerator, WineCooler, Washer, SomeGasAppliances, Stove
Listing Date:	2025-06-24	Heating/Cooling:	Baseboard Electric RadiantFloor CeilingFans
Listing Agent:	Marcie Hahn-Knoff of Knoff Group Real Estate		

LOCATION



Address: 1206 N Cedarview Drive, Bozeman MT 59715

PHOTOS



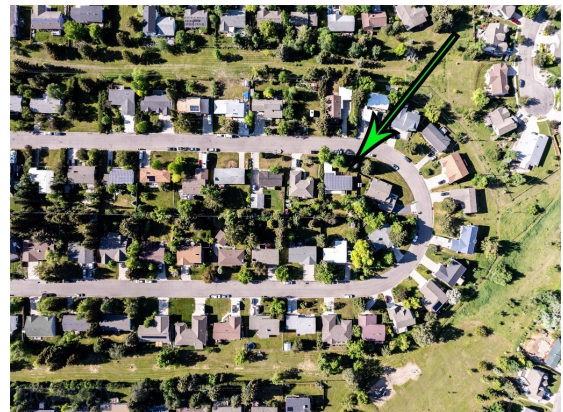
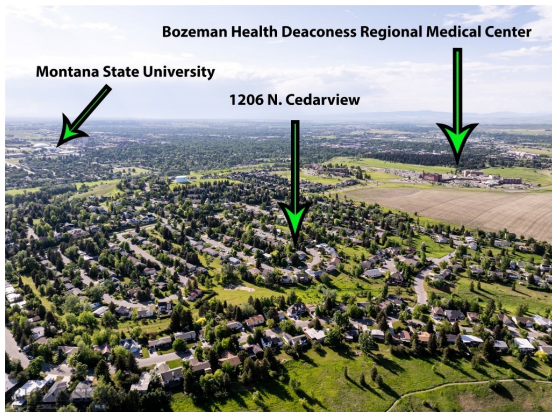


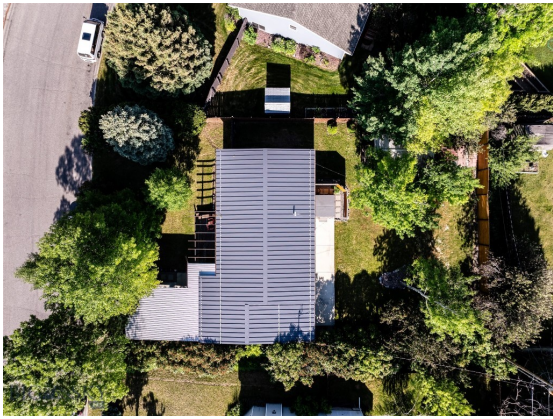














BOZEMAN LIFESTYLE™



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.

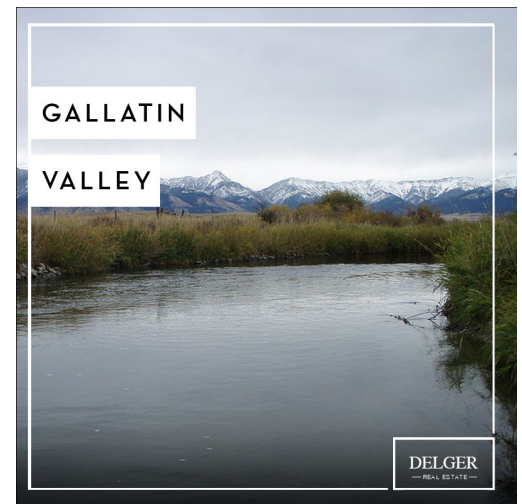
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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.

BOZEMAN 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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