

THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT

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12 Pathfinder Trail, Bozeman MT 59718

\$999,990

Acres: ± 0.65

MLS#: 403549

INTRODUCTION

Better than Brand New!! Crafted with care and offered fully furnished, this 2,695 sq ft custom home in Valley Grove blends luxury, functionality, and warmth in every detail. Situated on a manicured 0.65 acre corner lot, the property showcases beautifully landscaped gardens, mature trees, and a private backyard oasis complete with stone-edged flower beds, expansive stone patio and walkways, and a 21 zone underground sprinkler system. Inside, the thoughtfully designed single-level layout showcases vaulted ceilings, rich hardwood floors, and fine craftsmanship throughout, including marble casings around windows and doors and custom wood detailing. The kitchen is anchored by solid-surface granite counters, an antique island, and abundant custom cabinetry, flowing seamlessly into a casual dining area perfect for cozy everyday meals. Just beyond, the formal dining or sitting room is a refined space framed by elegant columns and travertine accents, offering an elevated setting for entertaining or quiet conversation. The living room serves as the heart of the home, featuring a gas fireplace with a tiled mantle, complemented by live-edge wood accents and generous natural light for a warm, inviting atmosphere. The home offers two primary suites, each with its own luxurious private bath. All three bedrooms are appointed with French doors that enhance the home's classic aesthetic and fill each space with natural light. The third bedroom, currently used as an office, includes built-in reinforced shelving designed to hold a remarkable 225 million year old piece of Arizona Rainbow petrified wood. Each bathroom in the home is a conversation piece, featuring antique furniture vanities and period-style mirrors, that transform everyday routines into refined experiences. Offered fully furnished down to the carefully selected door knobs, antique light fixtures, and decor, this home is truly turnkey. It has been very lightly lived in and meticulously maintained and updated. The attached two-car garage includes an additional built-in hobby/storage room and a backyard shed offers flexibility for gardening. A rare opportunity to own a home where timeless design meets everyday ease in Valley Grove, one of Bozeman's most established neighborhoods featuring a community park, pond, and volleyball court, just minutes from downtown, MSU, and major commuter routes.



FEATURES

Status:	Active	Style:	Ranch
Type:	Residential	Year Built:	2003
Sub Type:	Single Family	Beds:	3
Acres:	± 0.65	Baths:	3
View:	Mountains, Rural, SouthernExposure, TreesWoods	Appliances:	Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer
Listing Date:	2025-06-25	Heating/Cooling:	Baseboard NaturalGas None
Listing Agent:	Dylan Conger of REAL Broker		

LOCATION



Address: 12 Pathfinder Trail, Bozeman MT 59718

PHOTOS







Primary Bedroom
18' x 16'













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.

*POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND
LOCAL EXPERTISE*



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