

THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



74 W Clara Court, Bozeman MT 59718

\$949,000

Acres: ± 0.302

MLS#: 403948

INTRODUCTION

Welcome to your new home at 74 W Clara Ct, nestled in the serene Elk Grove community on Bozeman's rural southwest side. This charming residence blends sophisticated design with practical living, offering south facing views of rolling farmland, the community lake, the Spanish Peaks, the majestic Hyalite Peak and the Gallatin Range. Step inside to a grand great room, where soaring 25' vaulted cathedral ceilings create an airy, inviting ambiance. The thoughtfully designed open floor plan seamlessly connects the kitchen, dining area, and spacious great room perfect for both daily living and entertaining. The main-level primary suite is a tranquil retreat with oak floors and a newly tiled shower, and spacious walk-in closet. Also on the main level, you'll find a versatile office/den, a secondary bedroom, and a full bathroom, ensuring comfort and convenience. From the dining area or primary suite, step out on the balcony for some refreshing air and enjoy a relaxing beverage. Newly refinished hickory hardwood floors throughout the main level add warmth, while central A/C keeps everyone cool, all summer long. The fully finished walkout basement is complete with a kitchenette, ideal for use as a wet bar or multi-generational living. This level boasts a cozy family room, three generously sized bedrooms, a full bathroom, and a convenient laundry room. An oversized two-car garage provides abundant storage for projects and seasonal gear, and a chest freezer for added convenience. The front garden beds await your personal touch, ready to bloom with your vision. Take your daily walk along Elk Grove's captivating and expansive trail system, visit three playgrounds, or enjoy the basketball court, baseball field, the sanded volleyball court or paddle boarding on the lake. Contact me to book your tour today and come see why this beautiful home is the BEST VALUE in Elk Grove!



FEATURES

Status:	Active	Style:	Custom
Type:	Residential	Year Built:	2002
Sub Type:	Single Family	Beds:	5
Acres:	± 0.302	Baths:	3
View:	Farmland, Lake, Meadow, Mountains, Pond, Rural, River, SouthernExposure, CreekStream, Valley, TreesWoods	Appliances:	Cooktop, Dryer, Dishwasher, Freezer, Disposal, Microwave, Range, Refrigerator, WaterSoftener, Washer
Water Features:	None	Heating/Cooling:	NaturalGas CentralAir, CeilingFans
Listing Date:	2025-07-10		
Listing Agent:	Robin Gail of Coldwell Banker Distinctive Pr		

LOCATION



Address: 74 W Clara Court, Bozeman MT 59718

PHOTOS



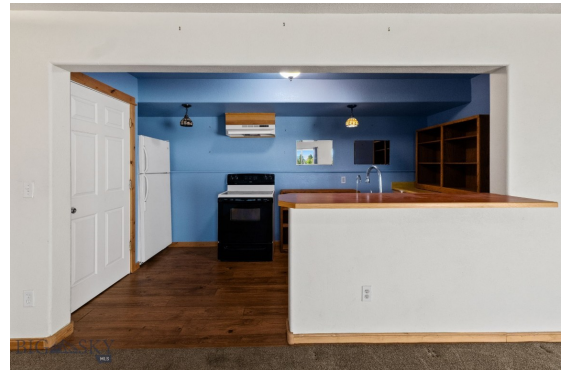
















BOZEMAN LIFESTYLE™



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.

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



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v1.01-2025-10-25