

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

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100 Erik Drive, Bozeman MT 59715

\$1,649,000
Acres: ± 1.01
MLS#: 404140

INTRODUCTION

Set on a beautifully landscaped and fully fenced acre in Bozemens coveted south side, this 4-bedroom, 3-bathroom home offers over 4,700 square feet of thoughtfully designed, updated living space with stunning views, privacy, and convenience. Just minutes from the hospital, MSU, downtown, and the citys trail system, the location is as ideal as the setting. Inside, enjoy expansive entertaining spaces across three levels. The upgraded kitchen is a true chefs delight, featuring high-end Thermador appliances including a gas range, hood, steam wall oven, built-in microwave, warming drawer, refrigerator/freezer, and two beverage drawer refrigerators along with abundant custom cabinetry with pull-outs and elegant quartzite countertops that combine beauty and durability. The main living room is warm and inviting, with rich wood flooring, a gas fireplace, built-in shelving, and oversized windows that frame dramatic Bridger Mountain views. The main level also includes a formal dining room and a light-filled sunroom perfect for year-round enjoyment. The luxurious primary suite is a peaceful escape with its private balcony overlooking farmland and mountains, a large walk-in closet, and a spa-like travertine bathroom featuring a bubbler soaking tub, tiled shower, and dual vanity. The walk-out lower level is designed for comfort and fun, offering a spacious family room, wet bar, and private sauna. The fully renovated (2020) laundry/mud room is as functional as it is stylish, with ample storage, custom cabinetry, and a built-in dog wash station. The full basement includes a large theater room, a full bedroom or office, a storage room, and a craft room providing plenty of flexible space for work or play. Step outside to a private backyard oasis featuring mature trees, a spacious deck, built-in BBQ, fenced and irrigated garden beds, and serene pastoral views an ideal setting for entertaining or relaxing. Additional highlights include central A/C, a water softener, and a detached storage shed. This property offers the rare combination of space, style, and location in one of Bozemens most desirable neighborhoods.



FEATURES

Status:	Contingent	Style:	Custom
Type:	Residential	Year Built:	1984
Sub Type:	Single Family	Beds:	4
Acres:	± 1.01	Baths:	3
Listing Date:	2025-07-15	Appliances:	BuiltInOven, Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, WaterSoftener, Washer
Listing Agent:	Reese Milner of Scout Real Estate	Heating/Cooling:	Baseboard NaturalGas CentralAir

LOCATION



Address: 100 Erik 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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