

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



4535 Cottonwood Ranch Trail, Bozeman MT
59718

\$2,895,000
Acres: ± 20
MLS#: 404574

INTRODUCTION

Tucked within a gated enclave of only a few residences, this property offers a rare opportunity to own one of Bozeman's most artfully designed & nature-immersed retreats. Set on 20 pristine acres with unobstructed views of Mount Blackmore, this one-of-a-kind property is a haven of old-growth Douglas fir, natural springs, year-round wetlands, and nearly two miles of on-property private trails. Wildlife is abundant; moose, elk, deer, and fox are regular visitors. HOA easement access to National Forest trails lies just 500 feet from the home, putting boundless outdoor adventure within easy reach. Between 2019 and 2024, the residence underwent a substantial renovation that harmoniously blends elevated design with thoughtful sustainability. Reclaimed wood beams, Monarch Domaine Braze wide-plank oak floors, and expansive picture windows create an atmosphere of timeless elegance & warmth, perfectly framing the surrounding forest & the commanding view of Mount Blackmore. A Ci2700 Regency wood-burning stove anchors the living space with radiant comfort, supported by seasoned on-site firewood & excellent insulation. The chef's kitchen is both refined & functional, appointed with a paneled SubZero fridge/freezer, induction cooktop, custom lighting, and seamless flow to the living & dining areas. Indoor-outdoor living is effortless with TimberTech fire-rated decking, a 7-person sunken Prism hot tub, built-in SONOS sound system, and views stretching across the Gallatin Valley. Energy use is remarkably low thanks to a 10,000 kW solar system with Harvest Solar panels, premium insulation, and metal roofing. A heated two-car garage features a Flying Pig dog wash, while an automated pet door and invisible fencing encompass the full 20 acres for four-legged freedom. Additional amenities include a large home gym (easily converted to a fourth bedroom), double-enclosed deck storage, and integrated fire mitigation systems. Every detail has been curated with intention from Veraluz lighting & a Vermont-made Hubbardton Forge chandelier, to Nama Rococo wallpaper, marble bath finishes, and a reclaimed Virginia reclaimed fireplace mantle. Each element adding depth, character, and story. More than a home, this is a private mountain retreat where exceptional design, pristine wilderness, and sustainable living converge just minutes from downtown Bozeman, yet a world apart.



FEATURES

Type:	Residential	Style:	Custom
Sub Type:	Single Family	Year Built:	1996
Acres:	± 20	Beds:	4
View:	Mountains, Rural, TreesWoods	Baths:	3
Water Features:	Creek	Appliances:	BuiltInOven, Cooktop, DoubleOven, Dryer, Dishwasher, Disposal, Refrigerator, WineCooler, Washer
Listing Date:	2025-08-06	Heating/Cooling:	Baseboard Electric RadiantFloor Solar CeilingFans
Listing Agent:	PollyAnna Snyder of Engel & Volkers - Bozeman		

LOCATION



Address: 4535 Cottonwood Ranch Trail, Bozeman MT 59718

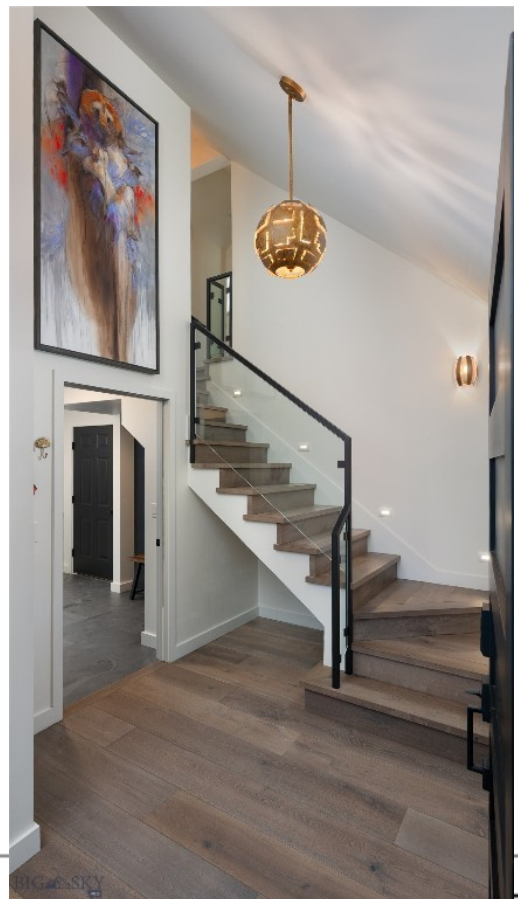
PHOTOS

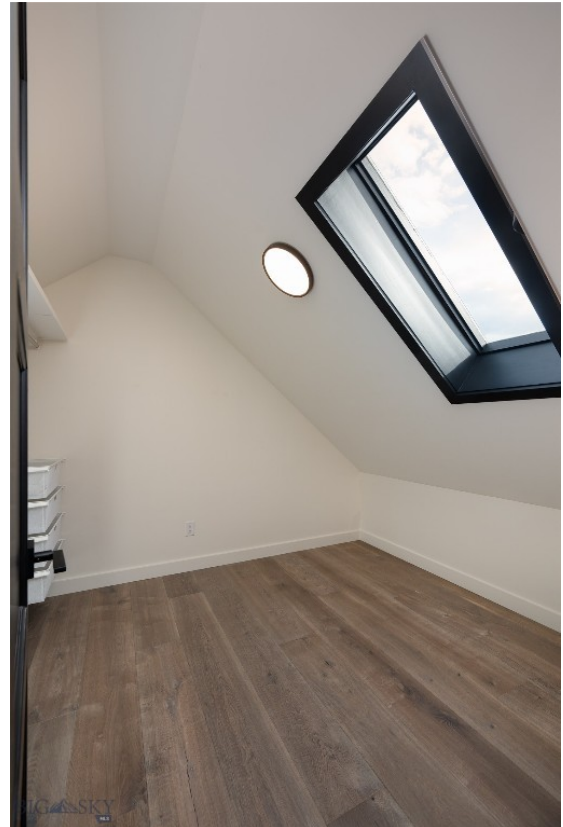


















BOZEMAN LIFESTYLE™



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.

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.

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



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

v1.01-2025-08-27