

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise

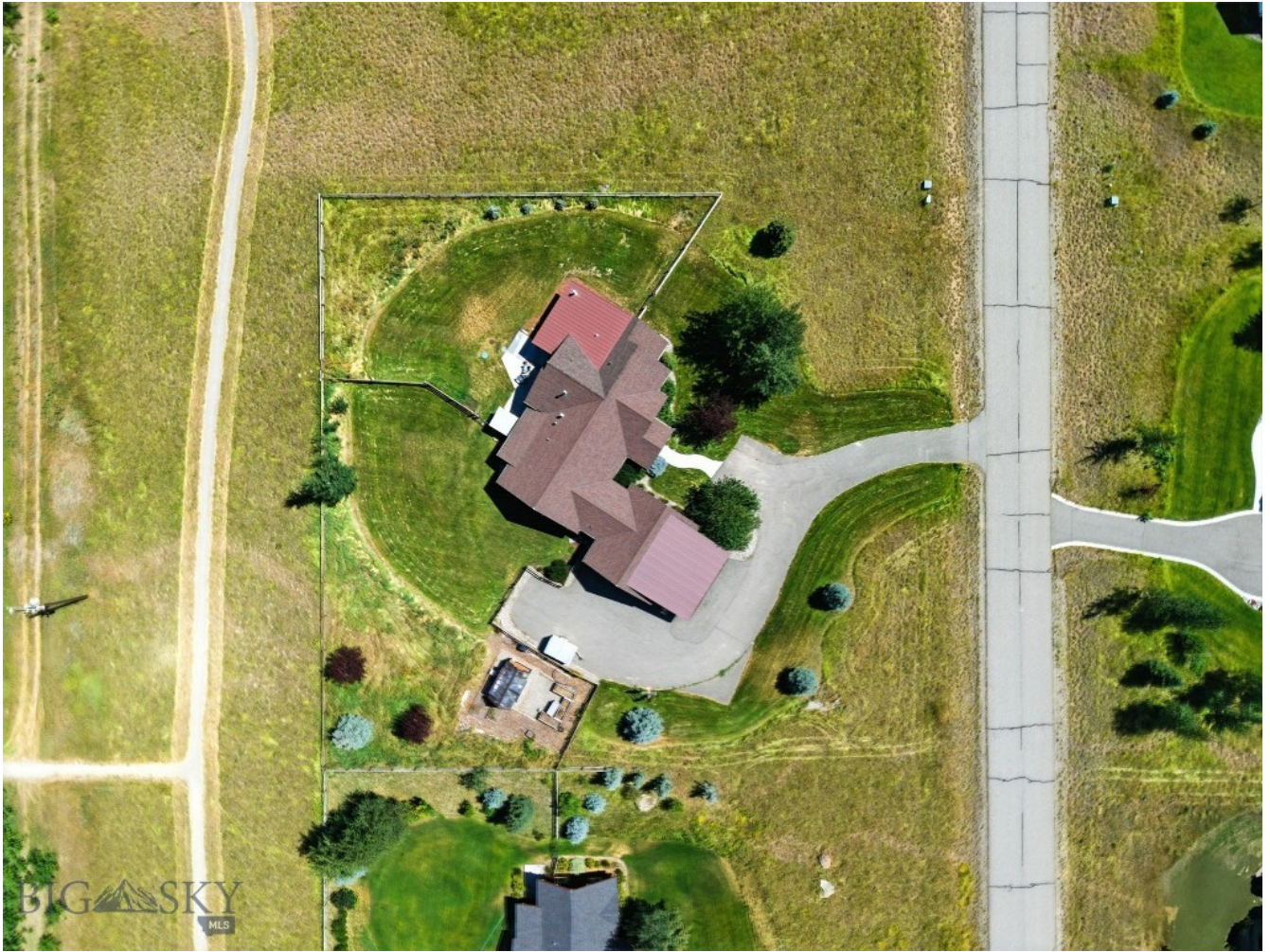


65 Hyalite Ranch Lane, Bozeman MT 59718

\$2,295,000
Acres: ± 1.035
MLS#: 404692

INTRODUCTION

Custom, high-quality built home on 1 acre backing to trails and open space embracing the beautiful surroundings of this south-side Bozeman location. Natural elements greet you at the door with spacious tiled front foyer and gorgeous, solid wood floors and wall of expansive windows revealing the natural world outside. Main floor living at its finest, even for the most discerning of buyers. On this level, you'll enjoy the chef's kitchen crafted for serving a crowd with expansive granite countertops, abundant cabinetry, oversized island, the best appliance package a person could hope for, walk-in pantry, living room with floor-to-ceiling stone, gas fireplace, wall of windows, a glass-enclosed den with gas stove with access to the grilling patio and fenced backyard, luxurious master suite, an office, laundry room and another guest suite. The lower level will be another wonderful surprise for here is housed your wellness and fun center! The theater room with stadium seating and high-end projector will make movie screenings so popular that no one will want to miss. The wet bar can create your own little speakeasy with bar top seating, beverage cooler, dishwasher, sink and plenty of cabinet storage for stemware and drinks. And the gym with rubberized flooring, mirrored walls, and TV wall, will easily compete with any pro space. Also in the lower level is a nice big bedroom and full bathroom. There's so much to experience with this property so take your time, look around so you don't miss anything this dynamic 1-acre lot has to offer, including the fenced back yard, additional fenced side yard, plus a fenced garden area with gorgeous greenhouse, hot tub area plumbed and wired ready for your hot tub. Basketball hoop on the black top ensures outside fun until last light! Huge, oversized 3-car heated garage, security system with cameras, and home has AC for those warm summer days. Outdoor enthusiasts will love the proximity to all the recreational pursuits at your finger tips when you live at this south-side property nestled against the foothills of the Gallatin Range. Hyalite recreational area for camping, fun lake time, epic hiking and biking, and ice climbing the multiple water falls in the winter. Several other nearby trailheads accommodate horseback riding, skiing, camping and fishing. An ideal location set in the country yet just minutes to shopping and dining. Come live and maximize your Bozeman experience in this extraordinary property.



FEATURES

Type:	Residential
Sub Type:	Single Family
Acres:	± 1.035
View:	Farmland, Meadow, Mountains, Rural, SouthernExposure, TreesWoods
Listing Date:	2025-08-07
Listing Agent:	Taunya Fagan of Taunya Fagan RE @ Estate House

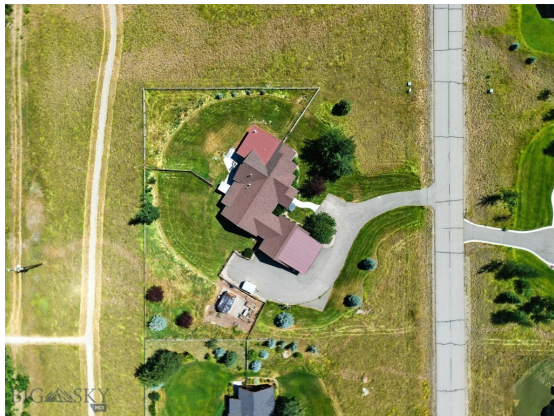
Style:	Custom
Year Built:	2013
Beds:	5
Baths:	4
Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer, SomeGasAppliances, Stove
Heating/Cooling:	ForcedAir NaturalGas CentralAir, CeilingFans

LOCATION



Address: 65 Hyalite Ranch Lane, Bozeman MT 59718

PHOTOS













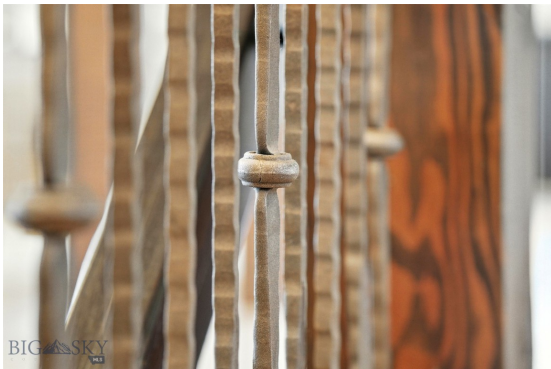














BOZEMAN LIFESTYLE™



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.

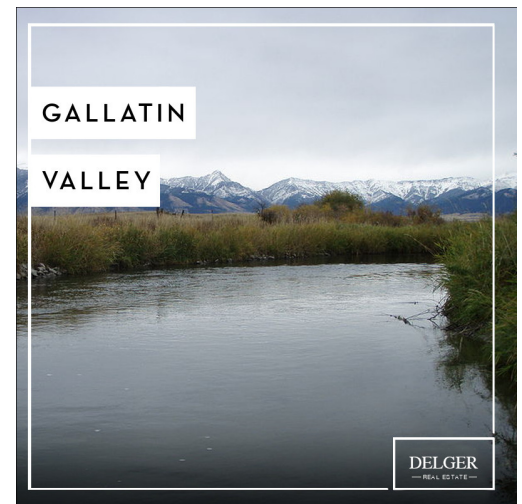
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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.

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LOCAL EXPERTISE*



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