



BOZEMAN MONTANA

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27 Royal Wulff Road, Livingston MT 59047

\$1,799,900 Acres: ± 1.004 MLS#: 404870





INTRODUCTION

A Contemporary Western Masterpiece in Paradise Valley. Located at the foot of the Absaroka Mountain Range near Deep Creek, in Montanas famed Paradise Valley, this extraordinary residence offers a world-class living experience for the discerning buyer. Here, western heritage and forward-thinking design meetits clean, simple form a nod to the pioneers who first settled this valley, while its elegant, industrial, and contemporary character places it firmly in the 21st century. From its vantage point on the valleys coveted east side, the home commands sweeping views of the jagged Absarokas, vast ranchlands still worked by multigenerational families, and the winding Yellowstone Riverjust a short stroll away via deeded walking access. In every season, the land and light transform the view into a living work of art, whether its the crisp white stillness of a December snowstorm or the molten gold glow of a late-summer evening. Designed by award-winning Comma Q Architects (now Hennebery Eddy of Bozeman), the homes great room serves as its heartlofty ceilings and floor-to-ceiling windows invite Big Sky Countrys ever-changing light to pour into the living, dining, and kitchen spaces. The layout masterfully balances shared gathering areas with guiet retreats: two bedrooms and a full bath on the main level, and an upper-level master suite that serves as a private sanctuary. Here, youll find a deep soaking tub, a slender Swedish wood stove, new furnace & central AC, and even a sleeping deck for nights spent under a canopy of stars. Every element speaks to thoughtful craftsmanship and a deep respect for place. Spend summer evenings casting a fly for trout just before sunset, or winter afternoons reading by the fire while snow sweeps across the valley floor. Enjoy world-class fishing on nearby spring creeks and Yellowstone River, explore Yellowstone National Park less than an hour away, or simply savor the peace of a small, tight-knit community along Suce Creek & Pine Creek roadsa location rapidly becoming one of the most desirable in the country. This is more than a home; it is an architectural statement, a retreat, and a front-row seat to Montanas untamed beauty.









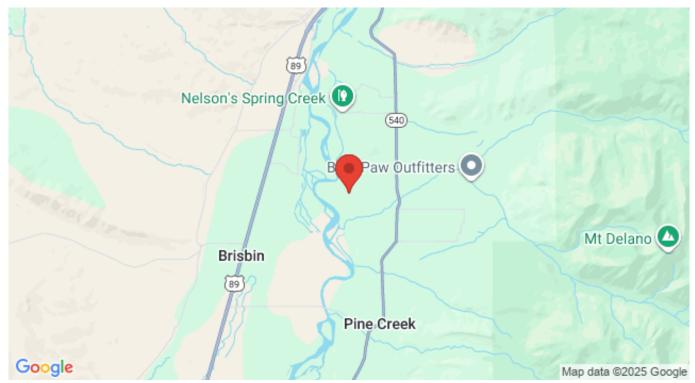


FEATURES

Туре:	Residential
Sub Type:	Single Family
Acres:	± 1.004
View:	Meadow, Mountains, Rural, River, SouthernExposure, CreekStream, Valley
Listing Date:	2025-08-13
Listing Agent:	PollyAnna Snyder of Engel & Volkers - Bozeman

Style:	Contemporary
Year Built:	2009
Beds:	3
Baths:	3
Appliances:	Dryer, Dishwasher, Range, Refrigerator, Washer, SomeGasAppliances, Stove
Heating/Cooling:	ForcedAir Propane CentralAir

LOCATION



Address: 27 Royal Wulff Road, Livingston MT 59047





PHOTOS























































































































LIVINGSTON LIFESTYLE



Livingston, Montana is a historic train town from the late 1880's that has attracted cowboys, ranchers, artists, and the rich and famous who are enamored by the scenery of this area of southwestern Montana. Livingston has been featured in movies like A River Runs Through It, The Horse Whisperer, and numerous TV series and commercials.

Historic Downtown Livingston has lively restaurants and shops, some of which have been around since the late

1800' s. Livingston is known for fly fishing, cross-country skiing, horseback riding, river rafting and numerous museums, art galleries and restaurants.

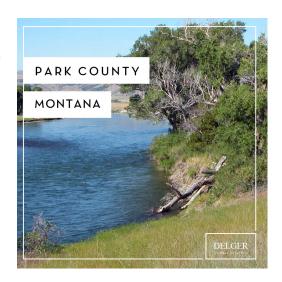
When it comes to outdoor recreation the town of Livingston is surrounded by four beautiful mountain ranges, and offers the Yellowstone River, Shields River, and numerous stream and spring creeks for an abundance of outdoor activities. Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955 is located 29 miles from Livingston. Big Sky Resort is 68 miles 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. Yellowstone National Park(2.2 million acres) is located 50 miles south of Livingston.

With a population of about 7,000 people, Livingston has the amenities and services buyers expect for a town of this size. Livingston is less than 20 minutes from Bozeman. The Livingston School District includes Elementary Schools, a Middle School, and a High School. The median price of a single family home in Livingston is 18% lower priced than single family homes in Bozeman and appeals to buyers seeking a smaller town, yet still want to be close to the amenities of Bozeman.



PARK COUNTY

Park County, Montana's estimated population is 16,438 with a growth rate of 1.94% in the past year according to the most recent United States census data. Park County, Montana is the 11th largest county in Montana. Park County has a total area of 2,813 square miles (1.8 million acres or 7,290 km2), of which 2,803 square miles (7,260 km2) is land and 10.4 square miles (27 km2) (0.4%) is water. The highest natural point in Montana, Granite Peak at 12,807 feet (3,904m), is located in Park County.



Paradise Valley is a major river valley of the Yellowstone River in southwestern Montana just north of Yellowstone National Park in the southern portion of Park County, Montana. The valley is flanked by the Absaroka Range on the east and the Gallatin Range on the west. The Yellowstone River, one of Montana's Blue Ribbon Trout Rivers, flows through Paradise Valley and is noted for world-class fly fishing in the river and nearby spring creeks such as DePuy Spring Creek. The valley hosts other natural wonders such as several natural hot springs, including Chico Hot Springs near Emigrant, Montana, La Duke Hot Springs near Gardiner, and Hunter's Hot Springs near Livingston. A small part of Yellowstone National Park is located in the extreme southern part of the county.

The northern end of Park County, Montana contains the Shields River Valley. The Shields River is a tributary of the Yellowstone River. It flows west, then south, between the Bridger Range to the west and the Crazy Mountains to the east, past Wilsall and Clyde Park. It joins the Yellowstone approximately 10 mi (16 km) northeast of Livingston, MT.





LUXURY REAL ESTATE EXPERT

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