

**THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT**

*Powered by Data, Technology, and Local Expertise*



27 Royal Wulff Road, Livingston MT 59047

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

# INTRODUCTION

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! Here, western heritage and forward-thinking design meet its clean, simple form a nod to the pioneers who first settled this valley, while its elegant, comfortable & 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 multi-generational families, and the winding Yellowstone River just a short stroll away via deeded walking access. The river itself is a year-round playground, offering blue-ribbon fly fishing, exhilarating rafting & kayaking adventures, and peaceful float trips under Montanas endless sky. In every season, the land & 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. When winter arrives, Bridger Bowls legendary powder is just 45 minutes away, while Yellowstone National Park lies less than an hour south, providing boundless opportunities for hiking, wildlife viewing & exploration. Designed by award-winning Comma Q Architects (now Hennebery Eddy of Bozeman), the homes great room serves as its heart lofty ceilings & floor-to-ceiling windows invite Big Sky Countrys ever-changing light to pour into the living, dining & kitchen spaces. The layout masterfully balances shared gathering areas with quiet retreats: two bedrooms & 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 reflects thoughtful craftsmanship & a deep respect for place, paired with easy-to-maintain finishes designed for effortless living. Spend summer evenings casting for trout at dusk, mornings paddling through calm river channels, or winter afternoons reading by the fire as snow sweeps across the valley floor. Enjoy world-class fishing on nearby spring creeks, adventure-filled days on the Yellowstone River, & skiing just minutes from your door. This is more than a home; it is an architectural statement, a retreat, and a front-row seat to Montanas untamed beauty.



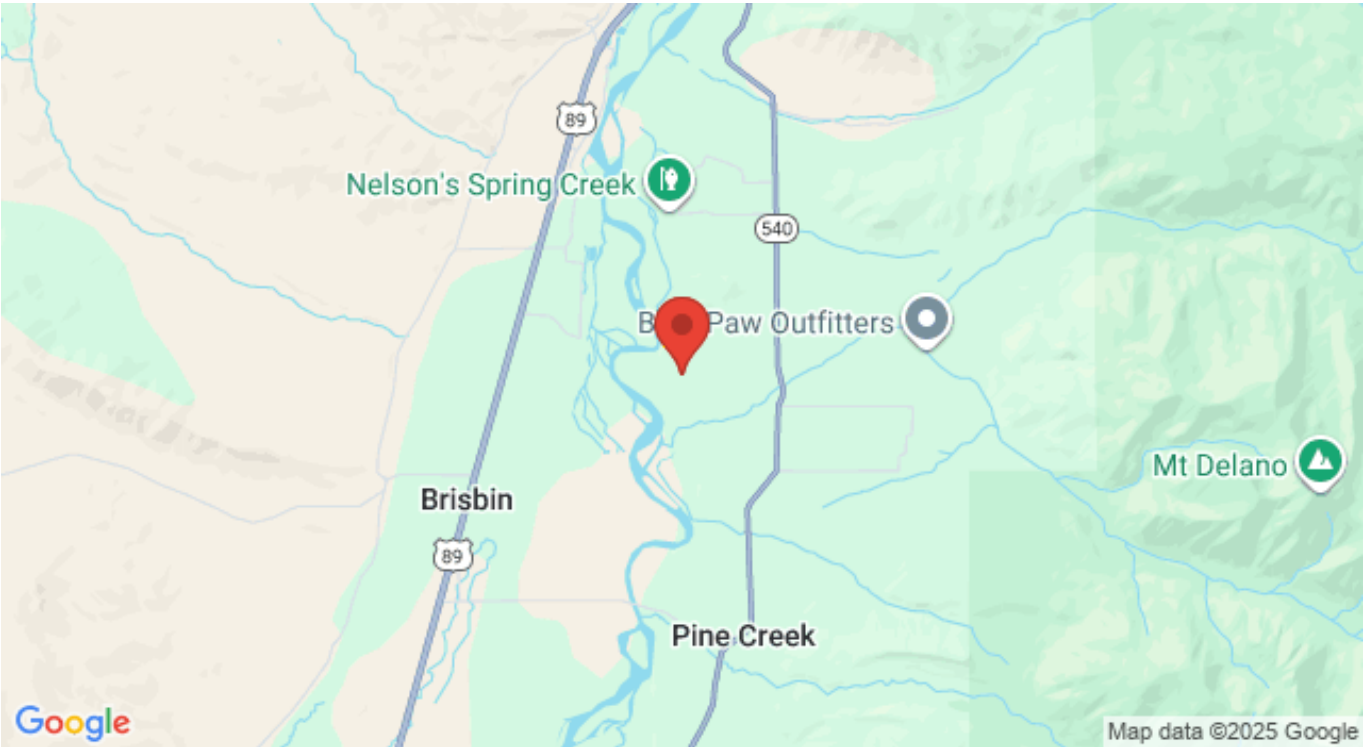


# FEATURES

|                |                                                                        |
|----------------|------------------------------------------------------------------------|
| Type:          | 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 km<sup>2</sup>), of which 2,803 square miles (7,260 km<sup>2</sup>) is land and 10.4 square miles (27 km<sup>2</sup>) (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

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 Livingston and the surrounding areas.

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LOCAL EXPERTISE*



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