

# DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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

*Powered by Data, Technology, and Local Expertise*



## 101 Painted Ridge, Bozeman MT 59715

\$4,985,000

Acres: ± 2.525

MLS#: 404936

# INTRODUCTION

This stunning new Mountain Modern home is located in Bozeman's sought-after Sandhill Subdivision, with estimated completion in Fall '26. Current construction stage: Siding & Roofing! Situated on 2.5 acres on the desirable south side, just 3 minutes to downtown Bozeman, the thoughtfully designed home will blend refined mountain architecture with contemporary comfort and is available for purchase prior to completion. Featuring 3 spacious bedrooms with on-suite baths, a dedicated bunk room on upper level with bath, and a seamless indoor-outdoor layout, this home is perfectly positioned to take in sweeping views of the Bridger and Gallatin Mountain ranges. The design showcases organic accents with natural stone and wood siding capturing the timeless spirit of Montana with a fresh, modern twist. The plan also includes a custom-designed pull-through barn, 490 SF of additional finished space, including a private office with 3/4 bathroom, kitchenette, spacious flex room (can be customized), and additional garage bays, creating a flexible space for work, storage, and recreation. Inside, expect cozy open-concept living, vaulted ceilings, dramatic fireplaces, and oversized windows that frame the landscape and flood the home with natural light. Located just 5 minutes from downtown Bozeman, yet nestled in the quiet hills of the country, this is an opportunity to own a brand-new home in one of the area's most exclusive settings. Buyers who secure the property early enough may customize select finishes. Sandhill Subdivision has a beautiful community barn for residents with a putting green, park, sled hill and green space. It also prioritizes open spaces, dedicating over 40% of the development to wildlife, riparian habitat, and native plant species, and is adjacent to an extensive trail network linked to Gallatin Valley Land Trust trails. Experience elevated mountain living where thoughtful design, privacy, and organic beauty come together in the heart of southwest Montana.



## FEATURES

<b>Status:</b>	Active	<b>Style:</b>	Custom
<b>Type:</b>	Residential	<b>Year Built:</b>	2026
<b>Sub Type:</b>	SingleFamilyResidence	<b>Beds:</b>	4
<b>Acres:</b>	± 2.525	<b>Baths:</b>	5
<b>View:</b>	Meadow, Mountains, SouthernExposure, Valley, TreesWoods	<b>Appliances:</b>	Dishwasher, Disposal, Microwave, Range, Refrigerator, WaterSoftener, TrashCompactor, WineCooler
<b>Water Features:</b>	None	<b>Heating/Cooling:</b>	ForcedAir NaturalGas CentralAir
<b>Listing Date:</b>	2025-08-15		
<b>Listing Agent:</b>	Regan Barranger of AmeriMont Real Estate		

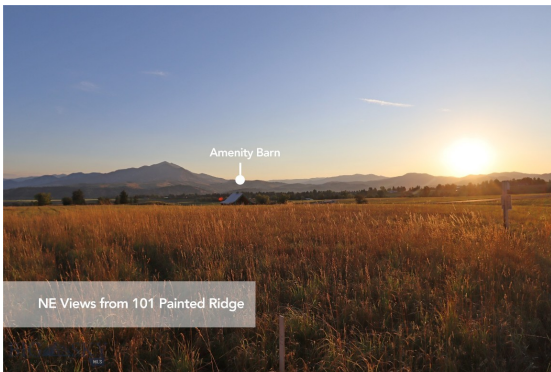
## LOCATION



Address: 101 Painted Ridge, Bozeman MT 59715

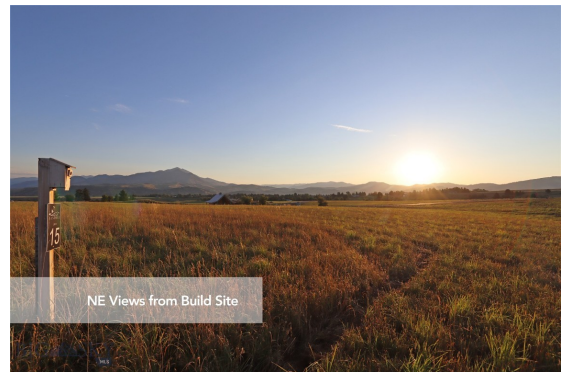
# PHOTOS





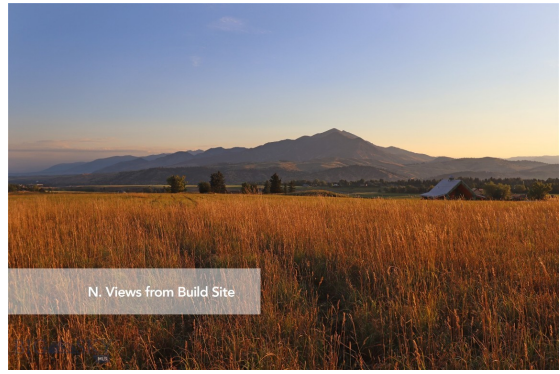
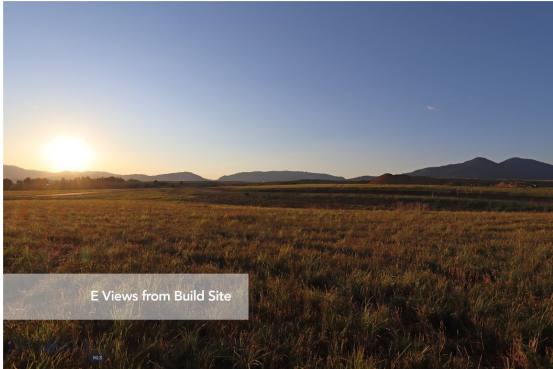
Amenity Barn

NE Views from 101 Painted Ridge



NE Views from Build Site







# 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*



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