

DELGER
— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger
BROKER / OWNER
406.581.7504

THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



41 Lion Peak Drive, Bozeman MT 59718

\$997,000

Acres: ± 0.19

MLS#: 405698

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DelgerRealEstate.com

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INTRODUCTION

A Thoughtfully Designed Woodland Park Residence | \$10,000 Seller to Buyer Closing Credit | Perfectly positioned between Bozeman and Big Sky, this newer Woodland Park home combines elegant design with everyday functionality. This open and intelligent floor plan offers exceptional flexibility, with the main level featuring a primary suite, an additional second bedroom, and a separate dedicated office creating the opportunity for true single-level living. The upper level extends the home's versatility with an expansive bonus room, two well-appointed bedrooms with walk-in closets, and a spacious second bath ideal for occupants, guests or multi-generational living. The interior spaces are defined by volume and light, with soaring vaulted and nine-foot ceilings, energy-efficient windows, and carefully considered finishes throughout. The open kitchen impresses with soft-close cabinetry, quartz counters, and engineered hardwood flooring designed for both intimate and larger gatherings. Additional highlights include a statement fireplace, central air conditioning, enhanced insulation for year-round comfort, and an oversized three-car garage. Outdoors, Montana's legendary sunsets provide a breathtaking backdrop, best enjoyed from luminous living spaces that seamlessly blend relaxation and sophistication. Here, every day offers the perfect balance of refined comfort and endless adventure. Beyond the walls, this location offers the best of Montana living. World-class skiing at Big Sky Resort and Bridger Bowl is less than an hour away, while blue-ribbon fishing on the Gallatin River lies just minutes from your doorstep. Nearby trails invite hiking, biking, and Nordic skiing, and Yellowstone National Park is within easy reach for weekend excursions. Just ten minutes away, downtown Bozeman provides a vibrant array of restaurants, cafes, galleries, and boutiques, along with Montana State University, renowned healthcare, and a thriving arts and cultural scene.



FEATURES

Status:	Active	Style:	Craftsman, Custom
Type:	Residential	Year Built:	2022
Sub Type:	SingleFamilyResidence	Beds:	4
Acres:	± 0.19	Baths:	3
View:	Farmland, Mountains	Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, WaterSoftener, Washer
Listing Date:	2025-09-16	Heating/Cooling:	ForcedAir NaturalGas CentralAir, CeilingFans
Listing Agent:	PollyAnna Snyder of Engel & Volkers - Bozeman		

LOCATION



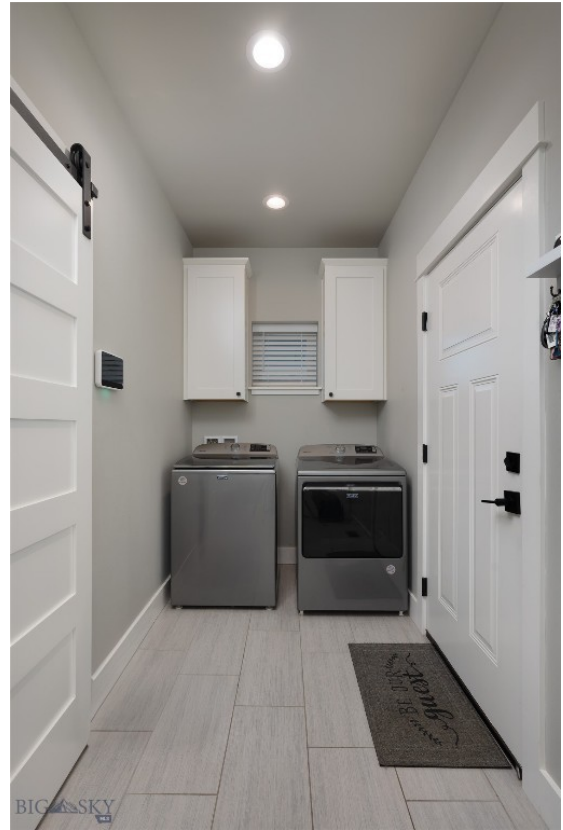
Address: 41 Lion Peak Drive, Bozeman MT 59718

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.

BOZEMAN 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
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406.581.7504
craigdelger@gmail.com

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