

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



85 Wavy Leaf Way, Bozeman MT 59718

\$1,990,000
Acres: ± 1.188
MLS#: 405859

INTRODUCTION

Welcome to 85 Wavy Leaf, a stunning home in Bridger Lake Meadows that perfectly captures the essence of Montana living. Set on 1.188 acres of thoughtfully landscaped grounds, this property offers sweeping Bridger Mountain views and a peaceful, private setting. The open-concept main living area is designed for gathering, with plenty of room for a large dining table and seamless indoor/outdoor flow through sliding patio doors. Just off the main living space, the master suite features a tiled bathroom and spacious walk-in closet for comfort and convenience. An additional bonus room on the first floor provides flexible use as an office, guest room, or multipurpose space. Upstairs, two generously sized bedrooms share a full bathroom, creating an ideal layout for family or guests. Throughout the home, thoughtful finishes and a well-designed floor plan strike the perfect balance between style and functionality. The property also includes a spacious 3-car garage perfect for vehicles, gear, or extra storage while the expansive outdoor areas invite relaxation, entertaining, and enjoyment of the surrounding scenery. The Bridger Lake Meadows Experience This exceptional subdivision is designed for those seeking peace and tranquility, with abundant wildlife viewing, miles of private trails, and fabulous fishing opportunities. Stroll down to the famed East Gallatin River, where large ranches in conservation border the subdivision to the east and south. A 25+ acre private nature preserve along the East Gallatin River provides residents with exclusive fishing access and maintained trails for exploration and active living. Blending timeless design with a serene backdrop featuring two ponds and a nature park, this home offers the ideal Montana retreat where luxury meets the great outdoors.



FEATURES

Status:	Contingent	Style:	Contemporary
Type:	Residential	Year Built:	2021
Sub Type:	Single Family	Beds:	4
Acres:	± 1.188	Baths:	3
View:	Mountains, Rural, TreesWoods	Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer
Water Features:	None	Heating/Cooling:	ForcedAir NaturalGas CentralAir
Listing Date:	2025-09-17		
Listing Agent:	Chelsea Stewart of ERA Landmark Real Estate		

LOCATION

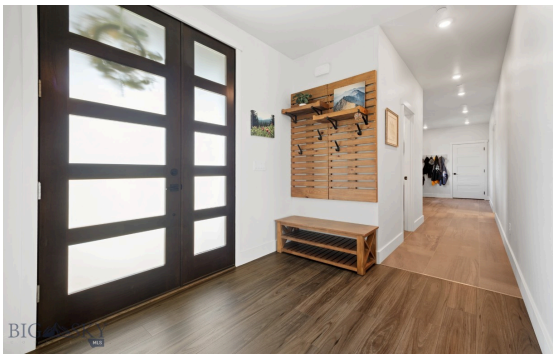


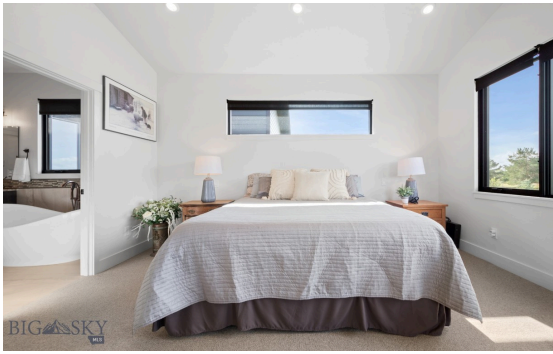
Address: 85 Wavy Leaf Way, Bozeman MT 59718

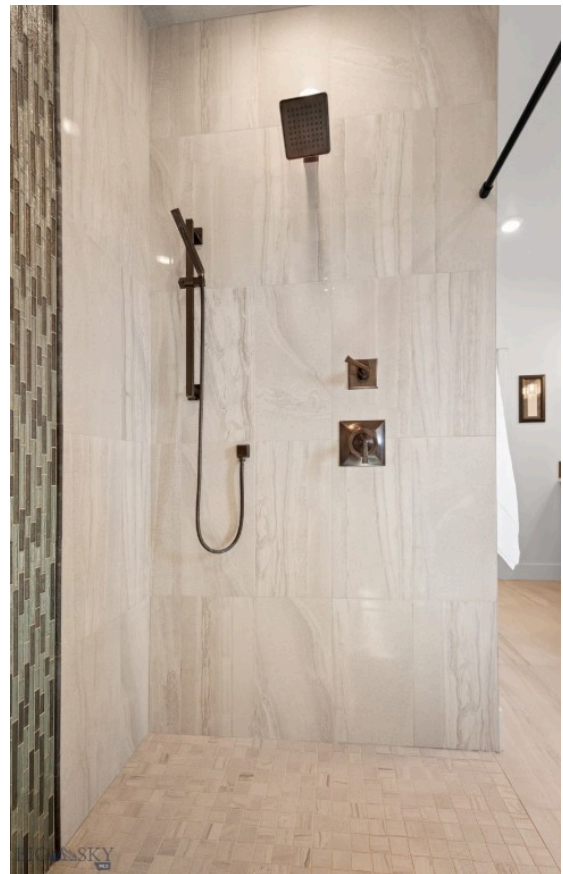
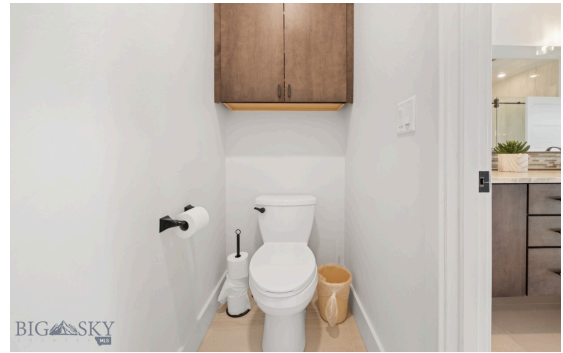
PHOTOS



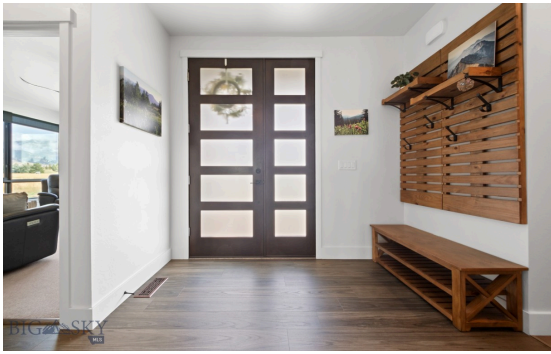


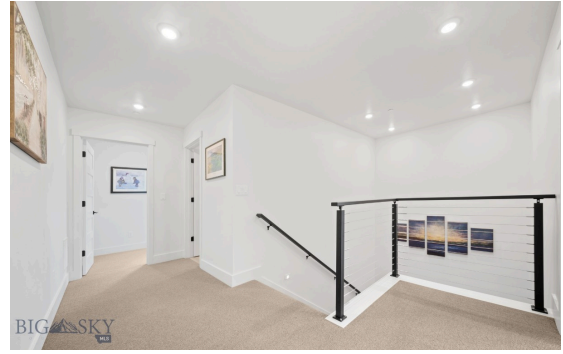
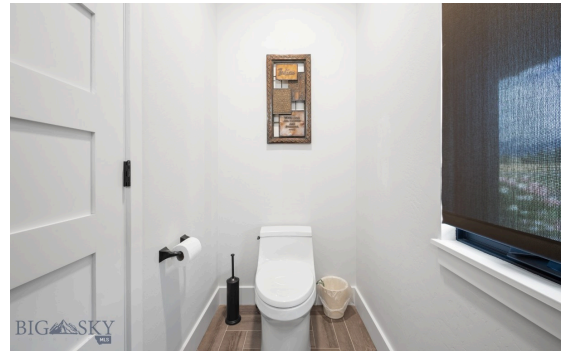
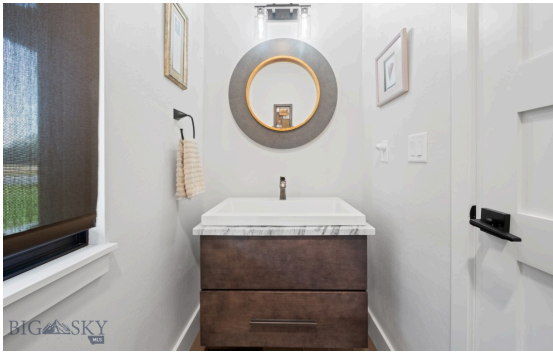














BOZEMAN LIFESTYLE™



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.

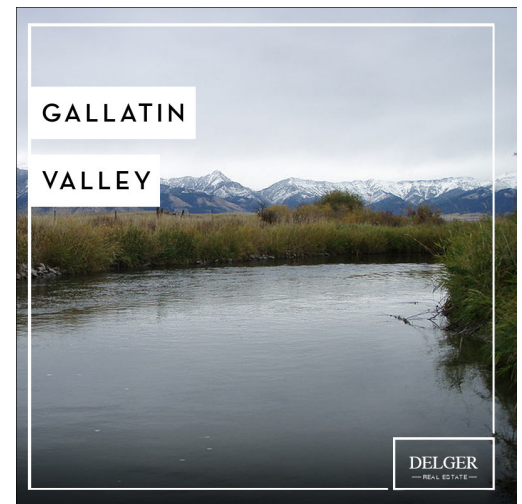
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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.

*POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND
LOCAL EXPERTISE*



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

v1.01-2025-10-14