

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



5204 Patterson Road, Bozeman MT 59718

\$4,850,000

Acres: ± 40.573

MLS#: 406204

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INTRODUCTION

Just fifteen minutes from downtown Bozeman lies a property that feels worlds away. This rare 40+ acre legacy estate is where mountain views, open sky, and Hyalite Creek-fed waters converge into something timeless. This is not just a home; it is a place meant to be passed down; a Montana story still being written. Designed by Claire W. Danes, one of Montana's most respected architects known for his mastery of natural light and harmony with the surrounding landscape, the residence was crafted to capture the soul of the land itself. The home's grand, south-facing orientation invites sunlight to spill across the interiors, framing the Spanish Peaks, the Gallatin Range, and the Bridger Mountains in every window. Each view becomes a living painting that transforms with the seasons. The sound of moving water creates the soundtrack to your mornings. The property offers space to expand into a horse estate with a barn or stables, to create trails that wind along the creek, or to build a sanctuary for future generations. Inside, every detail speaks to craftsmanship and comfort. The chef's kitchen is both functional and beautiful, featuring double ovens, dual refrigerators, twin dishwashers, and an oversized island designed for gathering. The vaulted living room opens to sweeping mountain vistas and a hand-laid stone fireplace that anchors the home with warmth and permanence. The primary suite offers a retreat for the senses. Its spa-inspired bathroom and tranquil views create a haven of rest. A dedicated wellness room and outdoor patio invite movement, meditation, and sunrise yoga sessions. Upstairs, five bedrooms, three bathrooms, and flexible spaces for guests, creativity, or play ensure there is room for everyone. Beyond the main residence sits a three-bedroom guest home, perfectly positioned with panoramic views of the Bridger Mountains. It is ideal for extended family, visiting friends, or a high-end rental opportunity. Outside, Montana living unfolds effortlessly. Enjoy a hot tub beneath the stars, a firepit for long evening conversations, and Middle Creek Ditch bordering the southern edge, carrying water from Hyalite Creek from June through November. The land invites both solitude and gathering, recreation and rest. This is a property meant to be lived in deeply, where mornings begin with coffee by the creek and evenings end under the constellations that once guided Montana's earliest settlers. It is a home designed for generations.



FEATURES

Status:	Contingent	Style:	Custom
Type:	Residential	Year Built:	2018
Sub Type:	Single Family	Beds:	6
Acres:	± 40.573	Baths:	5
View:	Farmland, Meadow, Mountains, Rural, River, SouthernExposure, CreekStream, Valley	Appliances:	Dryer, Dishwasher, Freezer, Disposal, Microwave, Range, Refrigerator, Washer
Water Features:	Seasonal	Heating/Cooling:	FloorFurnace CentralAir
Listing Date:	2025-10-16		
Listing Agent:	Joy Vance of The Agency Bozeman		

LOCATION



Address: 5204 Patterson Road, 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.

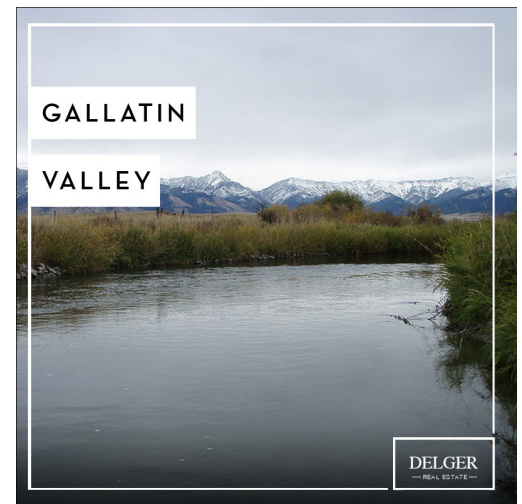
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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*



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