



BOZEMAN MONTANA

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9000 S 19th Avenue, Bozeman MT 59718

\$4,250,000 Acres: ± 5.001 MLS#: 406262





INTRODUCTION

Modern European Masterpiece Near Hyalite Endless Lifestyle & INCOME POTENTIAL! Welcome to 9000 S 19th, where modern European design meets Montanas great outdoor landscape. Situated just 11 minutes to Bozeman, Hyalite Lake and Gallatin National Forest in close proximity, this exceptional property offers the rare blend of refined architecture, recreational access, and multiple income-generating opportunities. The expanded area offers world class skiing, rafting, hunting, hiking and more just a short distance away. Step inside to experience clean, contemporary lines and thoughtfully curated finishes that define modern European living. The modern kitchen design features sleek cabinetry with Blum hardware, glass tile backsplash, undercabinet lighting, Bosch stainless appliances and built in espresso machine, an island plus tons of pantry/storage space. Beautiful hardwood grace the main living area with two gas fireplaces. The home has two primary bedroom suites with luxurious, european influenced, tiled bathrooms, additional family room and a large office space upstairs with balcony showcasing the mountains/pond. Large, south facing windows capture stunning mountain views allowing for tons of natural light. A full basement apartment includeS 2 bedrooms with egress windows, open concept living/dining plus a family room area, full bath and kitchenideal for extended family, guests, or long-term rental income. The expansive deck features effortless indoor-outdoor entertaining and is ideally suited for an outdoor kitchen or gatherings under Montanas big sky. Enjoy a well-fed swimming pond complete with a landscaped waterfall feature, creating a tranquil oasis for relaxation or recreation. For the entrepreneur or hobbyist, this 5 acre estate includes a remarkable 5000 sq ft heated shop, featuring an indoor pickleball court, two heated bays, a private office, and an attached 15' x 100' lean-tooffering unmatched versatility for business, storage, or sport. A beautifully designed, detached 1235 sqft ADU features an an additional open concept living space with kitchenette, bath, living, dining and sleeping area, currently operating successfully as an Airbnb. Whether youre seeking a luxurious primary residence, a private mountain town escape, or a property with robust revenue potential, 9000 S 19th delivers it all. With worldclass recreation at your doorstep and modern comfort in every detail, this home captures the essence of Montana livingelevated.











FEATURES

Status:	Active
Туре:	Residential
Sub Type:	Single Family
Acres:	± 5.001
View:	Lake, Mountains, Pond, SouthernExposure, TreesWoods
Water Features:	Pond
Listing Date:	2025-10-06
Listing Agent:	Shawn Gaugler of RE/MAX Legacy

Year Built:	1995
Beds:	5
Baths:	5
Appliances:	Dryer, Dishwasher, Range, Refrigerator, Washer
Heating/Cooling:	Baseboard RadiantFloor CeilingFans, WallWindowUnits

LOCATION



Address: 9000 S 19th Avenue, 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 word'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

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POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE



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