

# DELGER

REAL ESTATE

BOZEMAN MONTANA



Craig Delger

BROKER/OWNER

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

*Powered by Data, Technology, and Local Expertise*



## 93 Duckhorn Lane, Bozeman MT 59718

\$1,497,000

Acres: ±

MLS #: 406356

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## INTRODUCTION

Where nature paints a new masterpiece every day This beautifully appointed villa loft offers panoramic vistas that will captivate you from sunrise to sunset. Greet the awe-inspiring sunrise from the east-facing balcony deck as it fills the spacious living area with golden light, then unwind in the evening as the Bridger Mountains radiate the soft alpenglow at dusk. From this vantage point take in the entire Bridger Range - stretching from the iconic 'M' on the south end all the way north up the valley - a perfect setting to relax as the day unfolds across the landscape. Welcome to Villa 93A at Black Bulla refined residence where thoughtful upgrades set it apart from the rest. Every detail has been meticulously considered, from the rich walnut hardwood floors and enhanced custom cabinetry to the striking floor-to-ceiling fireplace surround and curated tile and lighting. The upper villa loft features a spacious and gracious environment with integrated living space, open-plan kitchen, vaulted ceilings, two primary bedroom ensuites, and a flex/den/media room with a multitude of windows providing abundant natural light. The villa has a lower-level private entry vestibule with direct access to the attached garage. Got Gear? The garage is a standout, maximizing every inch of space for fun and function. Outfitted with mounted slatwall panels for organized storage of bikes, skis, and adventure gear, plus an Araknis access point router to support household technology, built-in workbench, and generous cabinetry. The garage is heated for winter comfort and convenience, and has epoxy floors, a hot/cold spigot and floor drain. Designed for a lock-and-leave lifestyle, this home offers effortless living just steps from the amenities of the private Black Bull Club. (Membership is optional but not required.) Perfectly located only 15 minutes to Bozeman Yellowstone International Airport, 15 minutes to downtown Bozeman, 45 minutes to Big Sky, and 90 minutes to Yellowstone National Park this villa is both serene and convenient. Located a few yards from Black Bull's private amenities golf, pool, fitness center, cross-country ski trails, and private restaurant with tours of the club arranged by request. Some images depict club amenities and the club's facilities are exclusive to its members. Whether you're downsizing for a life of freedom and travel or seeking a luxurious Bozeman home base, Villa 93A checks all the boxes for modern Montana living.



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# FEATURES

Status:	Active	Year Built:	2020
Type:	Residential	Beds:	2
Sub Type:	Condominium	Baths:	3
View:	Mountains, TreesWoods	Appliances:	Dryer, Dishwasher, Disposal, Range, Refrigerator, WaterSoftener, WineCooler, Washer, SomeGasAppliances, Stove
Listing Date:	2025-10-09	Heating/Cooling:	Baseboard Electric ForcedAir NaturalGas CentralAir
Listing Agent:	Cheryl Ridgely of ERA Landmark Real Estate		

# LOCATION



Address: 93 Duckhorn Lane, 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.

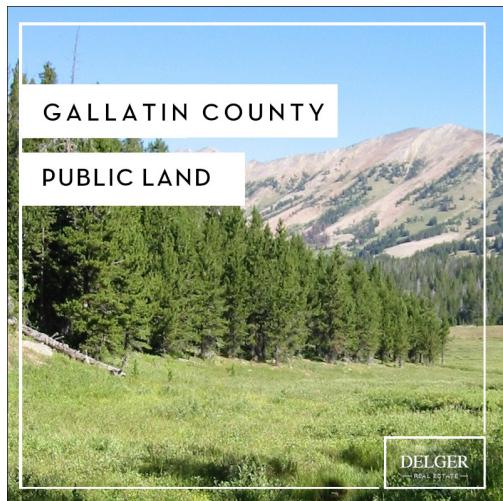
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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

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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