

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

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44 Midway Bridger Road, Bozeman MT 59715

\$2,299,000
Acres: ± 5.24
MLS#: 406425

INTRODUCTION

Beautiful custom home on 5 acres in coveted Bridger Canyon. Less than 10 minutes to downtown Bozeman for shopping, restaurants, community events and nightlife. Head north to Bridger Bowl Ski Area and the growing summer and winter trails of Crosscut Mountain Sports Center. 44 Midway Bridger Road is a modern 3 bedroom 3.5 bath home in the heart of Bridger Canyon with everything on your list. The exterior features a Japanese style Shou Sugi Ban charred wood finish that is accented by a full stone chimney, stone landscape features and large windows. Enter the main floor through the family access with built in storage, sitting bench, coat racks, and room for shoes. Formal guests can come in the main entry with the large 8ft oak door and access to the dining/ living area. Throughout the home you will notice oak cabinets, doors, flooring and handrails as well as unique light fixtures, countertops and tile. Walk through the dining room to the large family room with 3 walls of windows, a reading area and a floating wood burning stove with built in fan. The kitchen features stainless appliances, oak veneer cabinetry, large farm-style sink, island, and access to a covered deck with propane hookups for grilling. Off the back of the home is a thoughtful main floor master suite with access to the back yard, full bath with tiled floor and walls, floating cabinets, a large soaking tub, and walk-in closet. Upstairs you will find an additional living area great for cozy nights or watching your favorite show, along with 2 matching bedrooms with walk in closets, a full bath, office, loft and a large balcony overlooking the back half of the property. Downstairs you will appreciate the walkout basement with flex space for guests, home gym, art studio, music room, additional living space, storage, laundry and a 3/4 bath with tile shower. The detached 3 car 30ft x 40ft garage matches the exterior character of the home and is oversized for larger vehicles and storage. Beyond the garage is a terraced additional yard space with room for a fire pit or additional gathering space. Hiking up the 5 acre property from there will get you expansive views of the valley below!



FEATURES

Status:	Active	Style:	Custom
Type:	Residential	Year Built:	2024
Sub Type:	Single Family	Beds:	3
Acres:	± 5.24	Baths:	4
View:	Meadow, Mountains, Valley, TreesWoods	Appliances:	Dryer, Dishwasher, Disposal, Range, Refrigerator, Washer
Listing Date:	2025-10-13	Heating/Cooling:	ForcedAir NaturalGas CentralAir
Listing Agent:	Edward Steinhauer of McCaw, DeVries, Steinhauer & Co.		

LOCATION



Address: 44 Midway Bridger Road, Bozeman MT 59715

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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