

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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BROKER / OWNER
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THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



3550 Boulder Boulevard, Bozeman MT 59718

\$2,894,000

Acres: ± 10.33

MLS#: 407445

INTRODUCTION

Beautifully remodeled throughout, this 3,336 sq. ft. residence provides luxurious living with a light, bright, and open floor plan. Every detail has been thoughtfully upgraded with high-end finishes, premium appliances, and modern design elements. Expansive windows fill the home with natural light, highlighting exceptional craftsmanship. Notable upgrades include a brand-new 17-SEER A/C unit, fully remodeled and updated bathrooms, new flooring and lighting, an expanded kitchen with all-new high-end appliances, and a striking designer see-through gas fireplace. This stunning 4-bed, 4-bath home is perfect for guests or flexible living. The main level features a spacious primary suite with radiant in-floor heating in the bathroom, while the upper level offers three additional bedrooms, a bonus room, and an office. Insulated and fully finished 2 car garage with updated LED lighting. 175x75 fenced rear yard with addition fenced side yard- perfect set up for your pets. Situated on 10 private acres, the property is ideal for equestrian or small-farm living. Horse amenities include multiple pipe corrals (Easily removable), a 150' x 225' outdoor riding arena, a tack room/duplex shed, a chicken run, double wide front gate for large vehicle/ trailer access and 50 AMP and 30 AMP RV plug ins. Mature tree lines along the south and east sides provide outstanding privacy and create a peaceful, secluded atmosphere all while remaining conveniently close to town. Enjoy breathtaking 360 views from this highly sought-after setting with minimal covenants. A charming 768 sq. ft. guest house adds exceptional versatility, featuring 2 bedrooms, 1 bathroom, updated flooring, a kitchenette, vaulted ceilings, a gas stove in the family room, a full ADA-accessible bathroom, a dedicated furnace, and a water softener. Its ideal for guests, rental income, or multigenerational living complete with stunning mountain views. This is a rare opportunity to own a meticulously updated home with luxury finishes, expansive views, exceptional privacy, a fully appointed guest residence, and top-tier horse facilities all in one remarkable package.



BIG SKY
MLS

FEATURES

Status:	Active
Type:	Residential
Sub Type:	SingleFamilyResidence
Acres:	± 10.33
View:	Farmland, Meadow, Mountains, Rural, SouthernExposure, Valley
Water Features:	None
Listing Date:	2025-12-05
Listing Agent:	Krista Menzel of RE/MAX Legacy

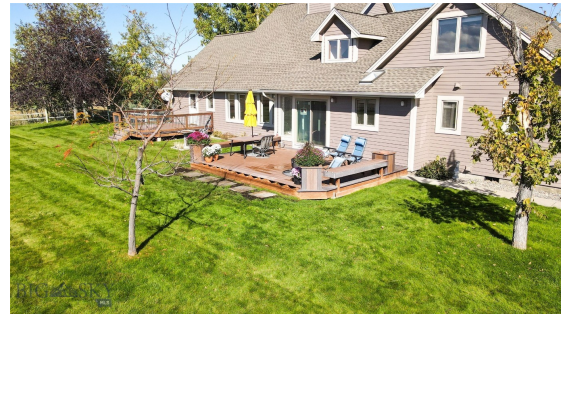
Year Built:	1990
Beds:	4
Baths:	4
Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer
Heating/Cooling:	ForcedAir NaturalGas RadiantFloor CentralAir, CeilingFans

LOCATION



Address: 3550 Boulder Boulevard, Bozeman MT 59718

PHOTOS

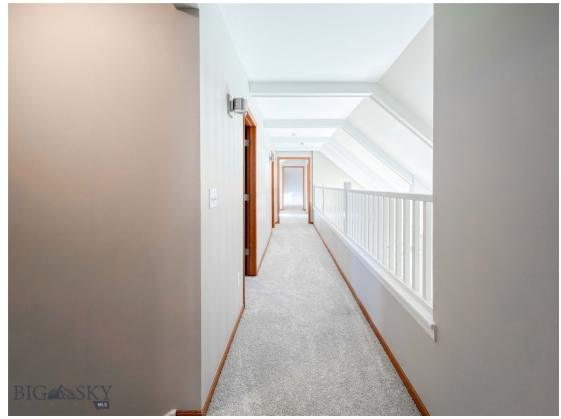


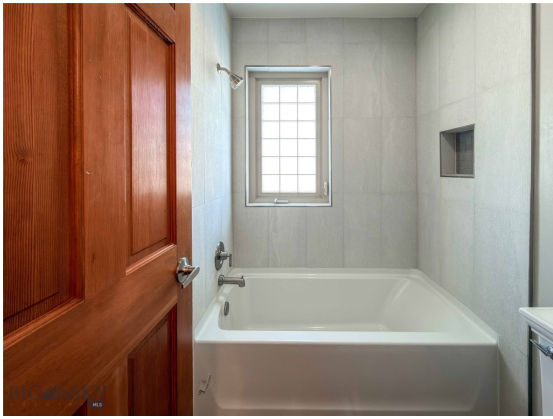














BOZEMAN LIFESTYLE™



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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