

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger
BROKER / OWNER
406.581.7504

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



118 Robert Court, Bozeman MT 59718

\$2,850,000
Acres: ± 1.079
MLS#: 408117

DELGER
— REAL ESTATE —
BOZEMAN MONTANA

DelgerRealEstate.com

REALTOR®
MLS 
Information deemed reliable,
but not guaranteed

INTRODUCTION

This refined mountain residence is ideally positioned against a sweeping backdrop of protected open space, capturing panoramic valley & mtn vistas. The elevated setting offers both privacy & scale from sunrise to sunset. Originally purchased new in 2023, the Seller undertook a comprehensive renovation that refined the home beyond its original specifications. Builder-grade flooring, cabinetry, countertops & appliances were thoughtfully replaced with solid wood flooring & stair treads, bespoke cabinetry, upgraded countertops, and a curated suite of designer appliances. The home achieves a rare balance of warmth & sophistication with walls of windows framing the surrounding landscape. In-floor heat enhances the primary bath & the year-round sunroom, while a forced-air system with advanced air filtration & integrated steam humidification supports a healthier indoor environment that can be monitored & adjusted remotely. A whole-house water treatment system further enhances daily living, and the residence is wired for a security system with remote capability. The central chefs kitchen anchors the main living spaces designed for optimized entertaining & practical daily function. A fully appointed butlers pantry offers additional preparation space & storage. The great room is defined by a dramatic floor-to-ceiling stone fireplace, creating architectural presence & inviting ambiance. Expansive sliding glass doors extend living outward. The former back patio has been transformed into 4-season sunroom with heated floors & inviting gas stove designed for year-round enjoyment. The primary suite serves as a private sanctuary, complete with a soaking tub, oversized custom walk-in wardrobe, and features a steam shower with integrated aromatherapy. Motorized Hunter Douglas blinds throughout can be scheduled & controlled via mobile app, allowing effortless management of light & privacy. A main-level guest suite provides exceptional privacy with its own en-suite bath & curbless stone shower. Upstairs, soaring ceilings frame a generous media lounge, complemented by a sunset-view deck, two additional guest bedrooms, and full bath. An oversized 3-car garage with generous ceiling height offers exceptional capacity for vehicles, recreational equipment & seasonal gear. Miles of private trails wind through 137+ acres of dedicated open space within Greenhills Ranch, offering immediate access to nature, just minutes from Downtown Bozeman, Big Sky, and the greater Gallatin Valley.

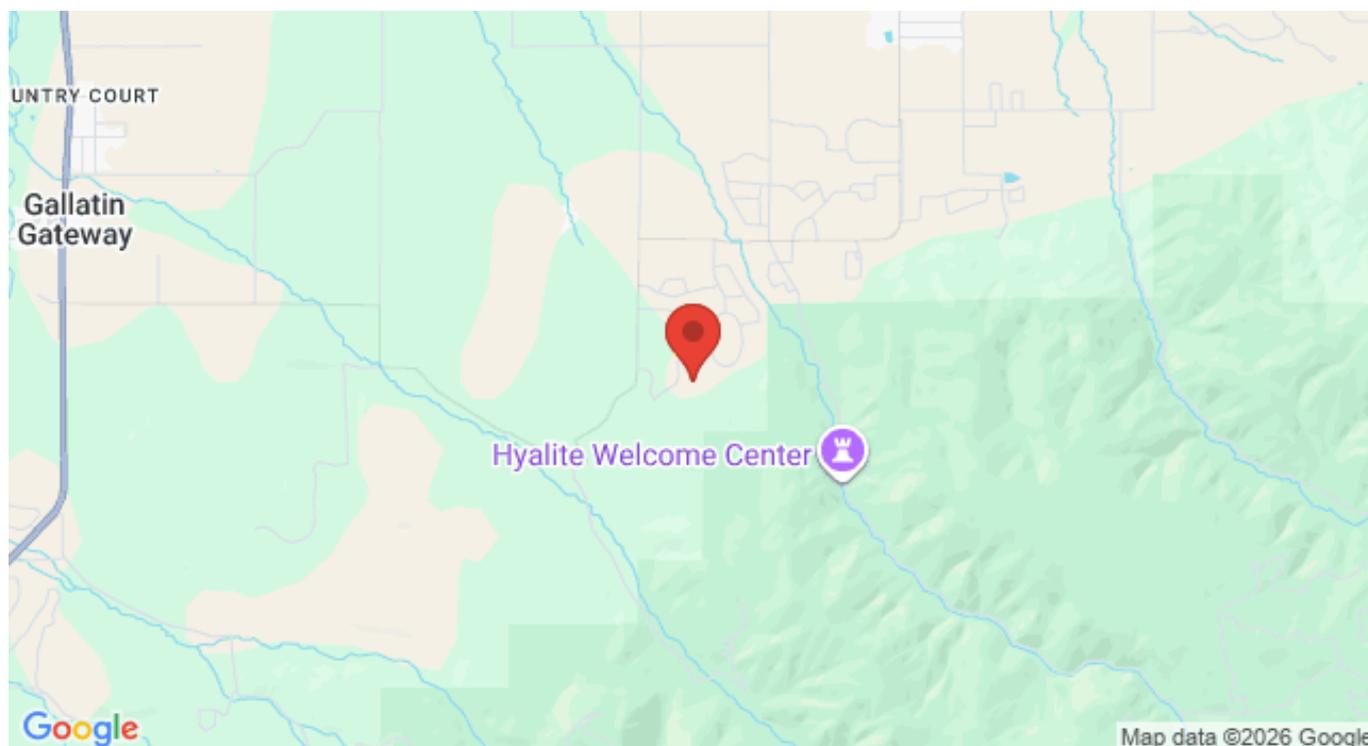


FEATURES

Status:	Active
Type:	Residential
Sub Type:	SingleFamilyResidence
Acres:	± 1.079
View:	Farmland, Meadow, Mountains, Rural, SouthernExposure, Valley
Water Features:	Seasonal
Listing Date:	2026-02-24
Listing Agent:	PollyAnna Snyder of Engel & Volkers - Bozeman

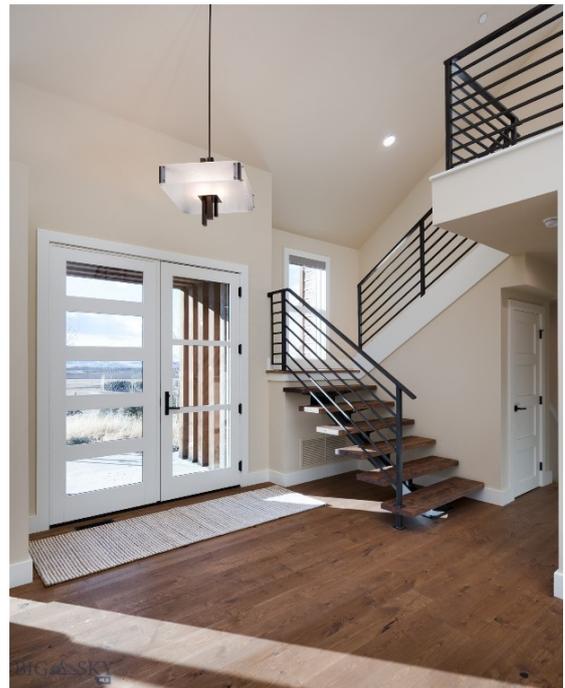
Style:	Contemporary, Custom
Year Built:	2022
Beds:	4
Baths:	4
Appliances:	BuiltInOven, Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, WaterSoftener, Washer, SomeGasAppliances, Stove
Heating/Cooling:	ForcedAir NaturalGas RadiantFloor Stove CentralAir, CeilingFans

LOCATION



Address: 118 Robert Court, Bozeman MT 59718

PHOTOS



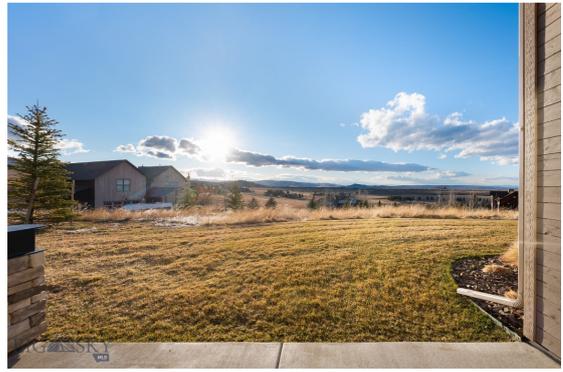








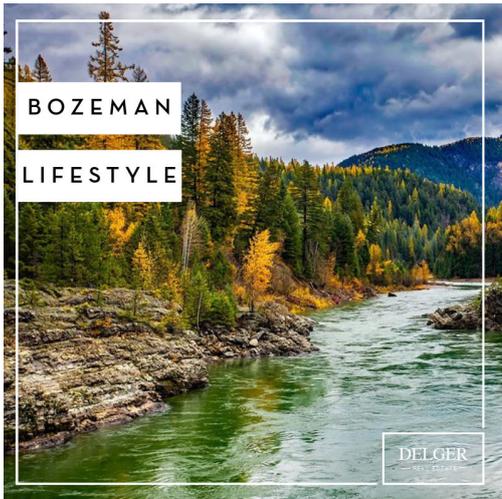








BOZEMAN LIFESTYLE™



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.

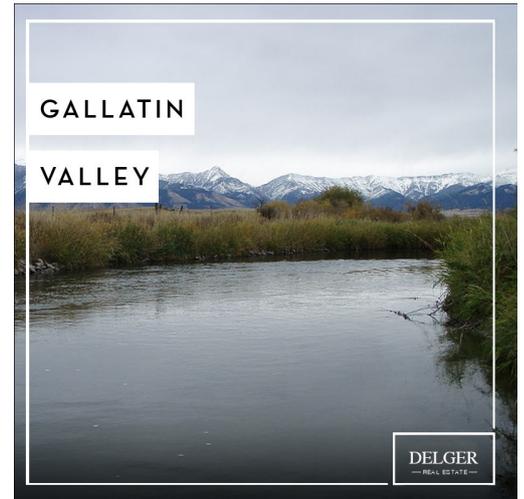
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

v1.01-2026-04-30