

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



209 S 8th Avenue, Bozeman MT 59715

\$3,695,000
Acres: ± 0.25
MLS#: 408457

INTRODUCTION

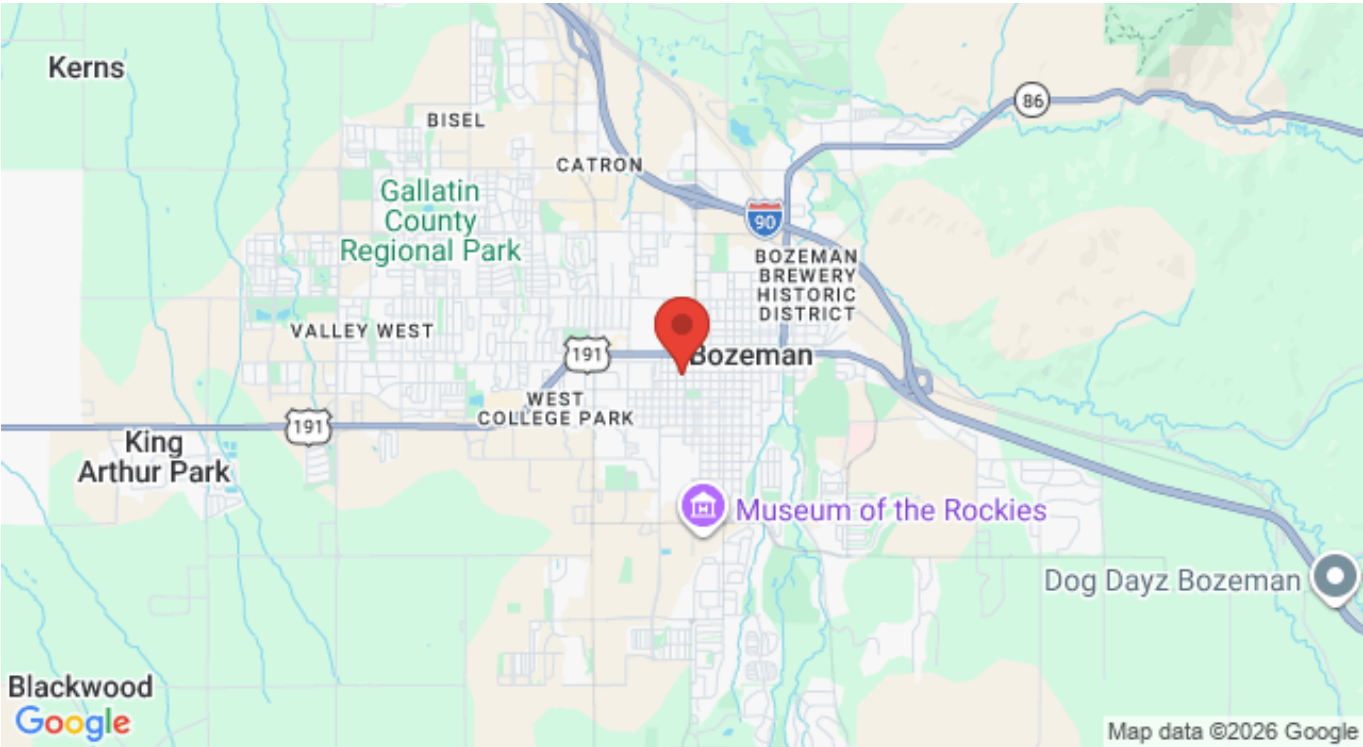
Discover The Urban Sanctuary a refined, modern retreat where architectural craftsmanship, natural materials, and thoughtful design come together in quiet harmony. Tucked into Bozeman's historic southside, this custom residence offers rare privacy and serenity while remaining just moments from downtown and Montana State University. Step inside to a warm, elevated interior anchored by a dramatic vaulted great room with floor-to-ceiling doors that open fully to the courtyard for seamless indoor/outdoor living. Natural light fills the space, highlighting wide-plank white oak flooring, custom oak cabinetry, a gallery-style art wall, and a sculptural fireplace. A chef's kitchen features a Bluestar 8-burner professional range, Thermador panel-ready refrigerator, quartz waterfall island, terrazzo backsplash, and extensive built-in storage perfect for cooking, gathering, and entertaining. A lofted lounge above creates a second relaxed living space for movie nights or quiet reading. The main-level primary suite is a peaceful sanctuary, opening directly to a secluded wellness courtyard and a custom Finnleo sauna. The spa-inspired bath includes a composite soaking tub, "glass" shower with dual waterfall heads, and ambient lighting. Upstairs are two additional bedrooms and a beautifully appointed full bath, offering comfort for guests or family. A main-level powder room adds convenience. A detached one-bedroom casita (ADU) mirrors the same modern aesthetic and craftsmanship, providing its own kitchen, living area, full bath, and private outdoor retreat. Ideal for personal or short term rental guests, a caretaker, multi-generational living or a dedicated studio/office. Designed for stillness and connection, the property features two distinct courtyards with artisan steelwork, raised garden beds, lush landscaping, and intimate gathering spaces. Enjoy a covered outdoor lounge with a Malm wood fireplace, a zen garden framed by custom steel trellises, and sculptural basalt art. Professionally designed and installed landscaping includes full irrigation, lighting, and fruit/shrub trees. A sound-insulated Art/Music/Fitness Studio with natural light provides flexible creative or wellness space. The finished, insulated two-car garage includes an extra-tall bay suitable for an RV and is equipped with a Hot Dawg heater. A truly rare offering in the heart of Bozeman, The Urban Sanctuary balances privacy, artistry, and modern luxury in one cohesive, inspired property.



FEATURES

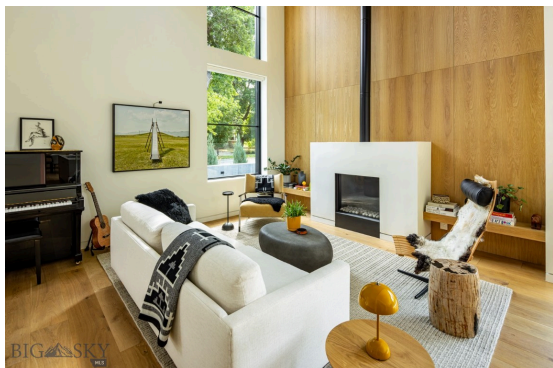
Status:	Active	Style:	Contemporary, Custom
Type:	Residential	Year Built:	2023
Sub Type:	SingleFamilyResidence	Beds:	3
Acres:	± 0.25	Baths:	3
Listing Date:	2026-02-05	Appliances:	Dryer, Dishwasher, Disposal, Range, Refrigerator, Washer
Listing Agent:	Liz Nitz of Range Properties	Heating/Cooling:	RadiantFloor CentralAir

LOCATION



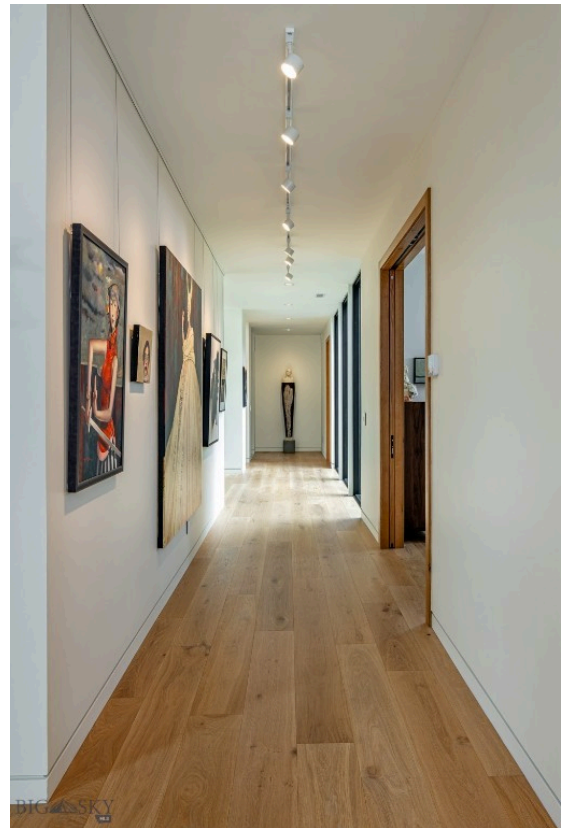
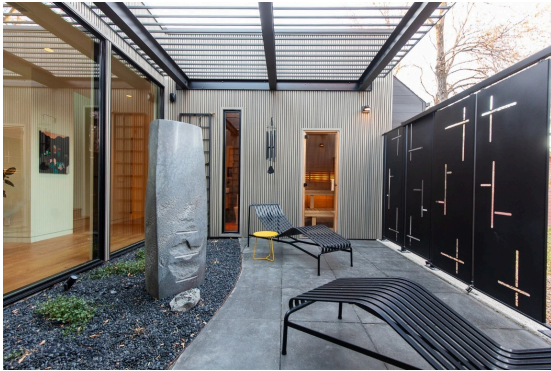
Address: 209 S 8th Avenue, Bozeman MT 59715

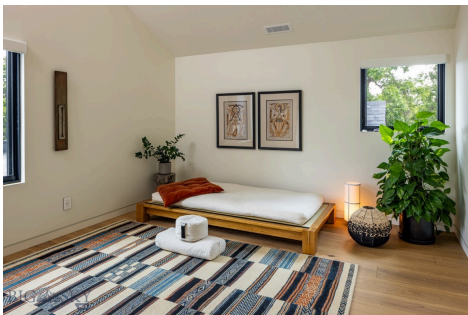
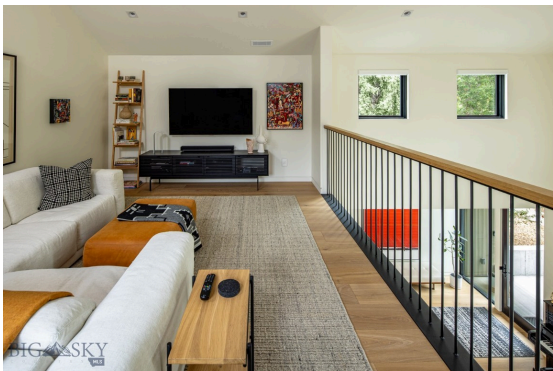
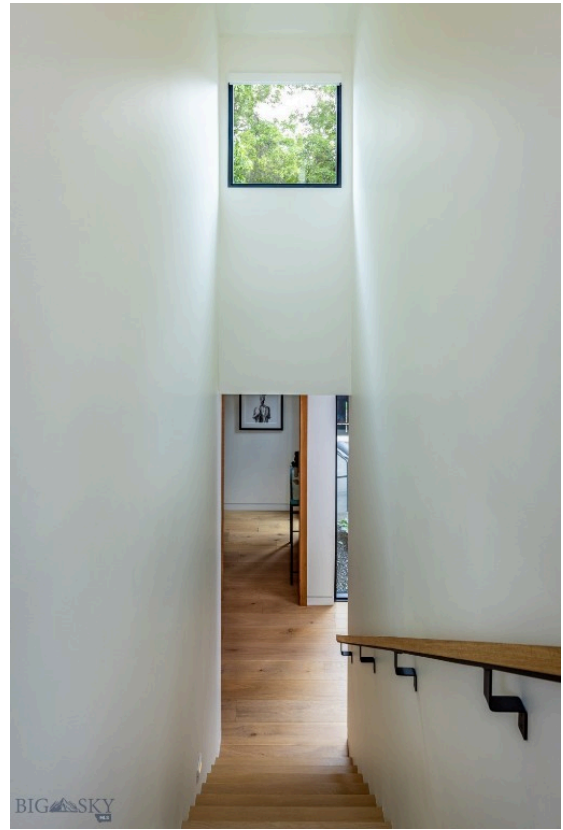
PHOTOS















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.

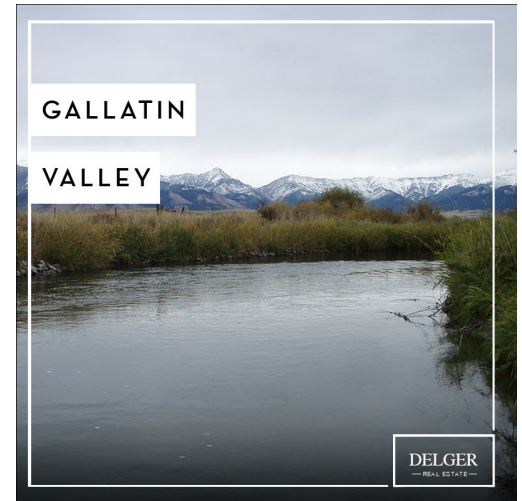
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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*



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

v1.01-2026-02-06