

# 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*



## 11310 Taiga Trail, Bozeman MT 59715

\$5,375,000

Acres: ± 20.116

MLS#: 408637

# INTRODUCTION

An Exceptional Experience where Luxury meets the Romance of the West...Dawn breaks in the Bridgers, and as the early light streams into your bedroom, you rise inspired for your day in the mountains. Let the dogs out from the primary suite into their private fenced area & walk barefoot on the radiant-heated floors in your incredibly soothing, relaxing primary bath. Enveloped in your mountain oasis, let the morning sunshine bathe you through walls of glass surrounding the soaking tub & glass/tiled shower. In the chef's kitchen, the thoughtful layout & high-end amenities imbue complete joy & happiness into breakfast time. Step out onto the vast, wrap-around patio to enjoy the sounds of songbirds while you sip your hot coffee, looking out at spectacular views down & across the canyon from your elevated vantage point. After the last sips, follow the oak floors past the home office- no work for you today- and gear up for your adventure. Leave the car in the garage for you can access over 60,000 acres of public lands from the end of your road! With 200 bluebird days a year, plenty of time to explore hiking, beautiful alpine flora and fauna. You'll never miss first tracks all winter w/ the traverse trail to the Bridger Bowl parking lot. After your day of hiking, biking, or fishing, you return to your private drive & the majestic spruce forest opens up to reveal the soaring timbers and massive dry-stacked stone facade that welcomes you home. As if you were staying at a luxury hotel, or your own private lodge, this residence is designed to elevate your daily life from the moment you wake. Magnificent building materials of antique oak crane mats, solid stone, and artisan finish work come together under the vision of Serena Finn architecture. This newly built 5B suite, high-end constructed home from skilled builder, Flying M Enterprises, looks as though the home has stood for a century. The home fits perfectly within it's natural surroundings of rock, forest, a still life of alpine vignettes. Enjoy the natural beauty and unique proximity to outdoor recreation that makes Bridger Canyon so special. Explore Bridger Bowl, Crosscut Sports Center, or a little further down Bridger Canyon Road, Fairy Lake! If you have equine pursuits, there's room for your horses as well. Plenty of appropriate meadow space for them and your barn. Saddle up and hit the forest trails right from the property. No trailering here! Make your appt today!

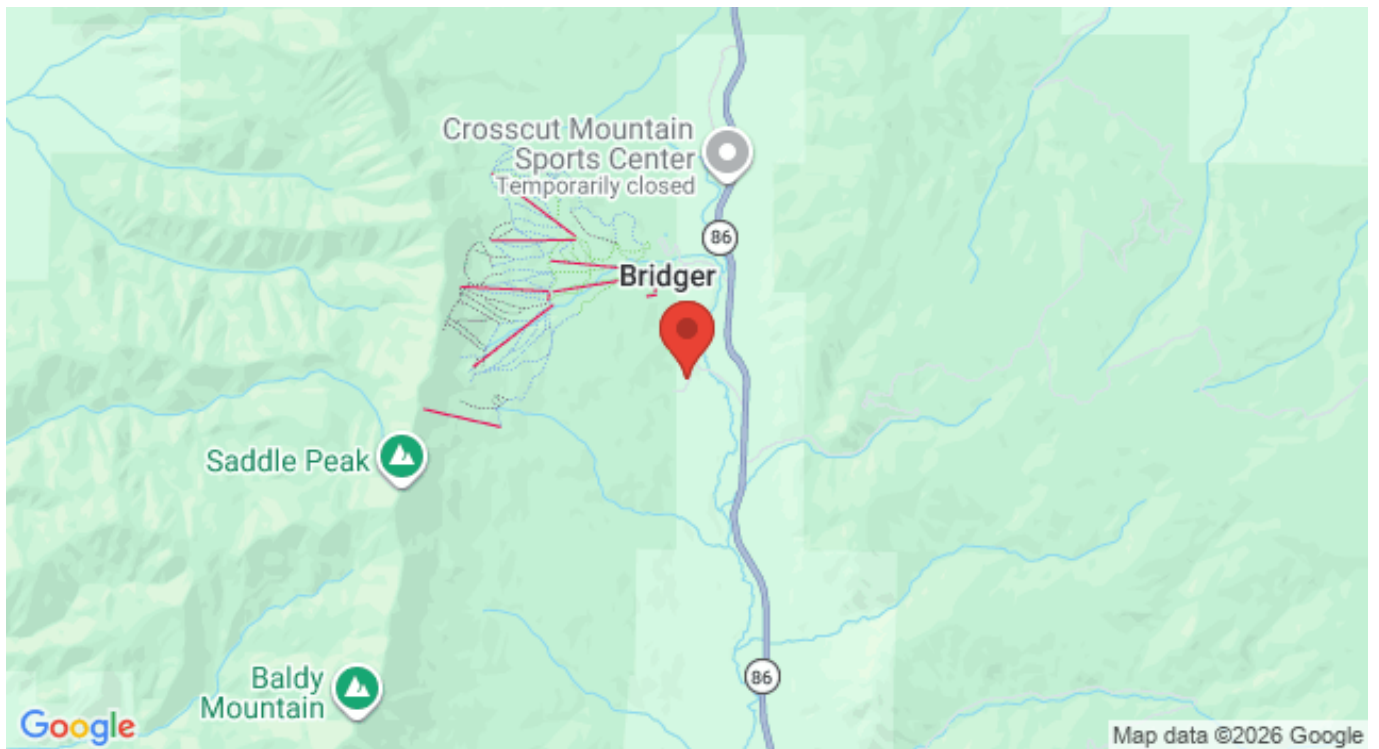


BIG SKY  
MLS

## FEATURES

<b>Status:</b>	Contingent	<b>Style:</b>	Custom
<b>Type:</b>	Residential	<b>Year Built:</b>	2022
<b>Sub Type:</b>	SingleFamilyResidence	<b>Beds:</b>	5
<b>Acres:</b>	± 20.116	<b>Baths:</b>	6
<b>View:</b>	Farmland, Meadow, Mountains, Rural, SouthernExposure, Valley, TreesWoods	<b>Appliances:</b>	BuiltInOven, Cooktop, DoubleOven, Dryer, Dishwasher, Freezer, Disposal, Microwave, Refrigerator, WineCooler, Washer
<b>Listing Date:</b>	2026-02-16	<b>Heating/Cooling:</b>	Propane NaturalGas RadiantFloor CentralAir
<b>Listing Agent:</b>	Taunya Fagan of Taunya Fagan RE @ Estate House		

## LOCATION



# 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**  
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406.581.7504  
craigdelger@gmail.com

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