

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



449 Minni Hall Road, Bozeman MT 59715

\$2,995,000

Acres: ± 10.159

MLS#: 408685

INTRODUCTION

Montana adventures await at this peaceful and private 10-acre mountain enclave, located just 20 min from Bozeman's historic Main Street. Situated on a ridge against a 219-acre conservation easement, this property features unobstructed views of the Bridger Mountains, horse barn and additional outbuildings. The home was built in 2020 and features 5,933 sq ft of well designed space. Enjoy stargazing and ever-changing skies from every window while viewing the abundant wildlife that frequents the property, including elk, moose, deer and more. Subject to light CCRs in a gated HOA with no county zoning, this property offers the freedom to pursue your Montana hobbies. 2-stall horse barn with hay storage, pasture fencing and cross fencing. An additional 2-bay 760+ sq ft shop/toy barn with carport at the entry of the driveway. No view - little impact from I-90. This home features many upgrades including radiant heating and multiple mini split A/C units. Vaulted living room with stone surround gas fireplace, engineered hardwood floors. Office features western mountain views. The gourmet kitchen features GE Café appliances, granite counters and a dining island. Dining area accesses covered patio with in-slab radiant heat (no shoveling), perfect for indoor-outdoor entertaining. Adjacent mudroom/laundry area with large pantry, a pet wash, and new washer/dryer. The spacious main-level primary suite features a spa-like primary bath with soaking tub, and large, tiled shower. A 2nd guest bed on main has access to a bath. Upper-level large bonus room with walk-in closets and a tiled bathroom offers flexibility as an additional ensuite guest bedroom. Daylight lower level features walk-out to the covered patio with in-slab heat. Flex recreation room, a guest bedroom, a gym and a bath on this level. An expansive 1,818 sq ft, 4-bay 5-car attached garage features in floor heat and HRV system. Enjoy the security of a vault lock-off safe/storage room for hobbies/conditioned storage. Property features two 1,000-gallon buried propane tanks, 20-gal min well, a GENERAC backup power system, upgraded windows with custom shades and a Sonos system. Fire mitigation of vegetation and irrigated grounds around the structures. Multiple RV and equipment parking areas. Additional equipment avail for separate purchase. 30 min to MSU, 25 min to Bozeman Health Hospital, 35 min to Bridger Bowl, 25 min to Livingston and blue-ribbon waters of the Yellowstone River. Don't miss the VR Matterport 360 tour!



FEATURES

Status:	Active
Type:	Residential
Sub Type:	SingleFamilyResidence
Acres:	± 10.159
View:	Mountains, Rural, TreesWoods
Water Features:	Creek, Seasonal
Listing Date:	2026-02-17
Listing Agent:	Marcie Hahn-Knoff of Knoff Group Real Estate

Style:	Craftsman
Year Built:	2020
Beds:	4
Baths:	5
Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer, SomeGasAppliances, Stove
Heating/Cooling:	Baseboard HeatPump RadiantFloor CeilingFans, WallWindowUnits

LOCATION



Address: 449 Minni Hall Road, Bozeman MT 59715

PHOTOS

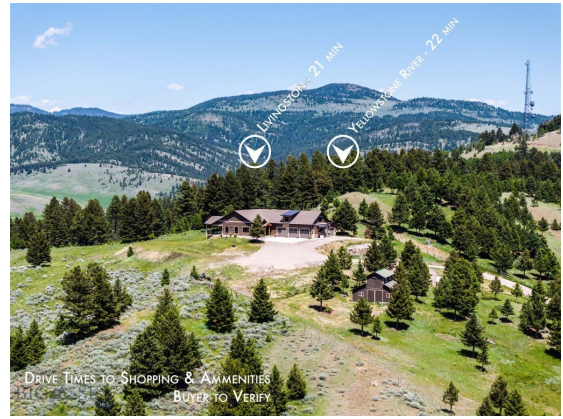
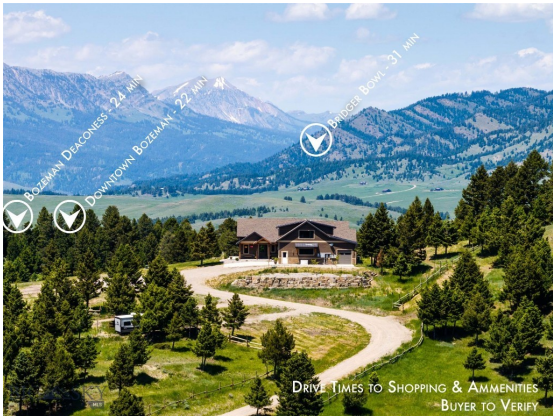












BOZEMAN LIFESTYLE™



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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