

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



1804 Chippewa Lane, Bozeman MT 59715

\$1,680,000

Acres: ± 0.19

MLS#: 408965

INTRODUCTION

Thoughtfully positioned within The Legends at Bridger Creek, one of Bozeman's most cherished and established communities, this home offers an exceptional balance of scenery, convenience, and connection. Known for its welcoming neighborhood feel, beautifully preserved open space, and interconnected trail system, residents enjoy sidewalks, parks, and direct access to outdoor recreation. Bridger Bowl Ski Resort is just minutes away for premier skiing, while downtown Bozeman's restaurants, shopping, and year-round amenities are a short drive from your doorstep. Striking views of the iconic Bridger Mountains complete the setting, creating a true Montana lifestyle experience. Thoughtfully designed with clean Scandinavian influence and elevated finishes throughout, this beautifully maintained home blends refined comfort with everyday functionality. Circle-sawn wood floors anchor the main level, where an open kitchen, dining, and living area create a seamless setting for gathering and entertaining. A gas fireplace adds warmth and character, while expansive windows fill the space with natural light. The kitchen pairs style and practicality with stainless steel appliances, leathered quartzite countertops, a butcher block prep surface, a generous secondary island with abundant storage, and a pocket-door pantry. Just off the kitchen, step onto the shaded back deck with awnings overlooking a private landscaped yard complete with hot tub hookup. The main level also features a dedicated office, separate guest room, and a well-appointed full bath with tiled shower, along with a spacious laundry and mudroom connecting to the two-car garage. Thoughtful details including built-in storage, a laundry chute, multiple water heaters, and ample closet space enhance everyday ease. Upstairs, a generous bonus room with extensive built-ins provides flexible living space. The vaulted primary suite captures beautiful views of the Bridger Mountains and includes dual closets and an en suite bath with double vanities and a luxurious tiled shower. Two additional guest rooms and a full bath complete the upper level. Combining privacy, mountain views, refined design, and an unbeatable location, this home presents a rare opportunity to enjoy the very best of Bozeman living.

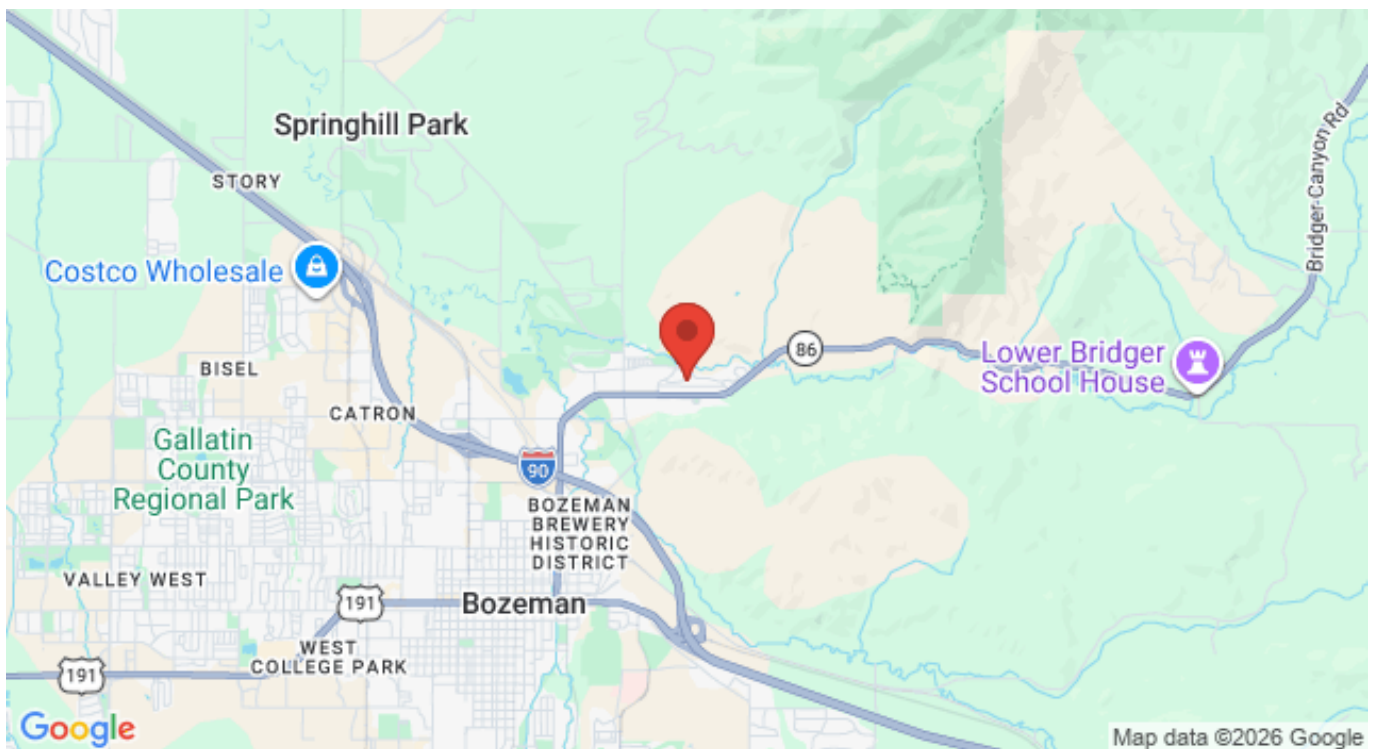


FEATURES

Status:	Active
Type:	Residential
Sub Type:	SingleFamilyResidence
Acres:	± 0.19
View:	Mountains, TreesWoods
Water Features:	None
Listing Date:	2026-03-04
Listing Agent:	Charlotte Durham of Big Sky Sotheby's - Bozeman

Style:	Contemporary
Year Built:	2017
Beds:	4
Baths:	3
Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer
Heating/Cooling:	ForcedAir NaturalGas CentralAir

LOCATION



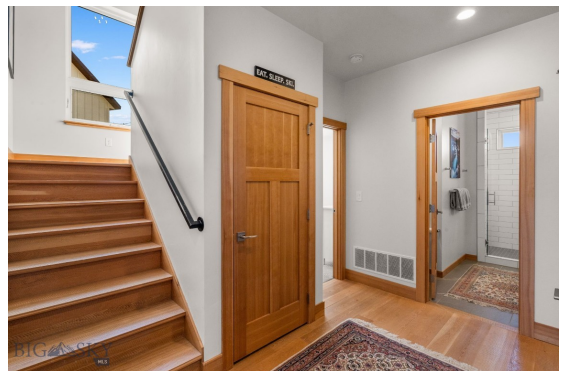
Address: 1804 Chippewa Lane, Bozeman MT 59715

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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