

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



67 Upper Rainbow Road, Bozeman MT 59718

\$1,250,000

Acres: ± 0.803

MLS#: 408975

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DelgerRealEstate.com

MLS
Information deemed reliable,
but not guaranteed

INTRODUCTION

Public Open House: Sunday March 8, 1:00PM-3:00PM. Steps from the Gallatin River, on just under an acre, with designated RIVER ACCESS, and you can BUILD A SHOP! Rainbow Rd - Built in 2008, this 3,451 square foot 4 bedroom, 3 bath, with a spacious bonus room and 3-car comfortable floor plan. The home's main level layout hosts a large primary bedroom with ensuite bath and large closet, plus 2 (of 3) guest bedrooms, a full main level guest bath, an office/extra kitchen, dining and living room with gas fireplace leading to the 3-season enclosed porch looking out onto the entertaining. You'll experience the rare opportunity to live just off an incredible section of the iconic Gallatin River, private stretch for fishing, floating, or simply soaking in Montana's natural beauty. The home's upper-level boasts additional living or recreation space, while the lower-level has a large multi-functional second living area, a 3rd bath. Function meets flexibility with the heated three-car attached garage complete with work benches, built-in dog wash station perfect after river days or trail adventures. Interior finishes include warm hickory hardwood floors, alder stainless-steel appliances creating a refined yet welcoming atmosphere. The gas range anchors the kitchen, ideal alike. The fully screened back porch invites you to unwind while taking in the peaceful surroundings and fresh mountain air. Seated in the ever-desirable Monforton School District (buyer to verify), moments from the Bozeman designed home blends comfort, craftsmanship, and convenience of location in the greater Four Corners area. Enjoy just minutes from downtown Bozeman blending privacy with accessibility. With no HOA and very light covenants, of Montana living space, scenery, and room to grow. Call today for a private showing!

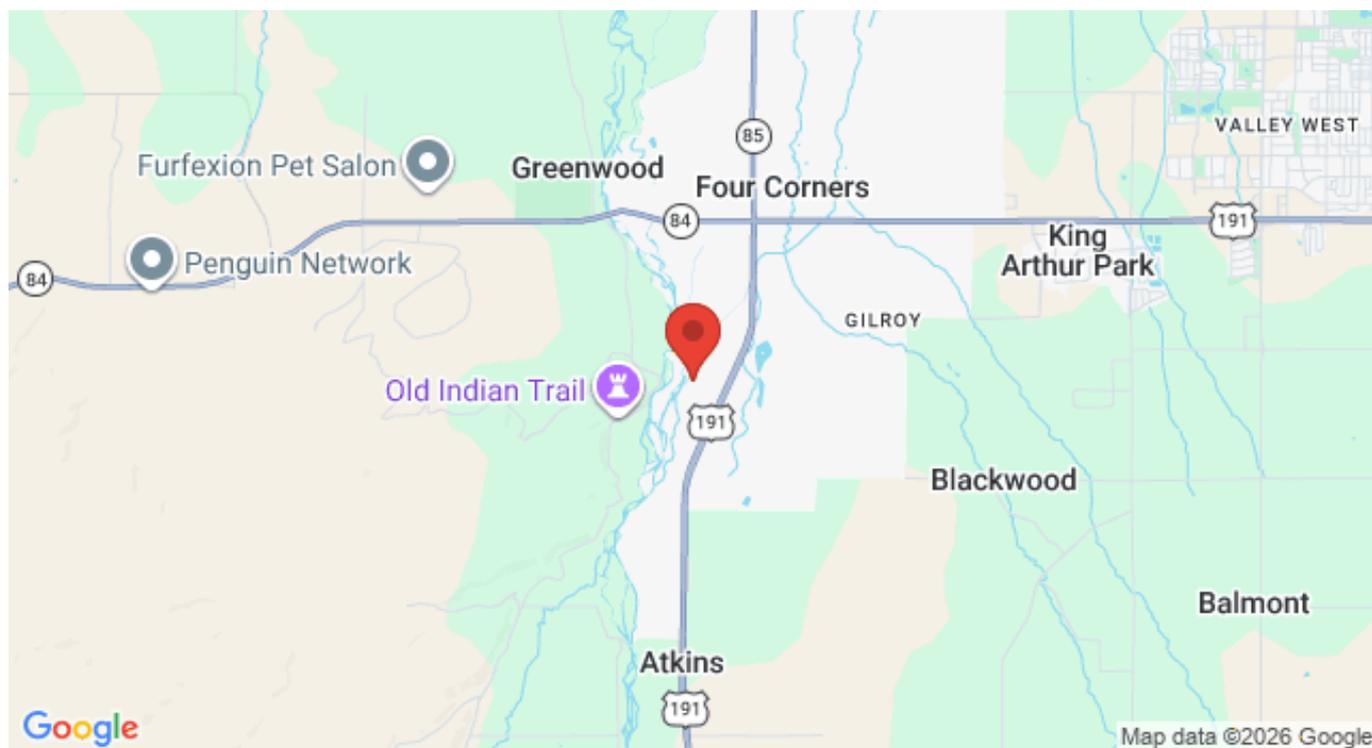


FEATURES

Status:	Contingent
Type:	Residential
Sub Type:	SingleFamilyResidence
Acres:	± 0.803
View:	Rural, TreesWoods
Listing Date:	2026-02-28
Listing Agent:	Carissa Maus of ERA Landmark Real Estate

Style:	Traditional
Year Built:	2008
Beds:	4
Baths:	3
Appliances:	Dishwasher, Disposal, Microwave, Range, Refrigerator, WaterSoftener
Heating/Cooling:	Baseboard Electric ForcedAir NaturalGas CeilingFans

LOCATION



Address: 67 Upper Rainbow Road, Bozeman MT 59718

PHOTOS





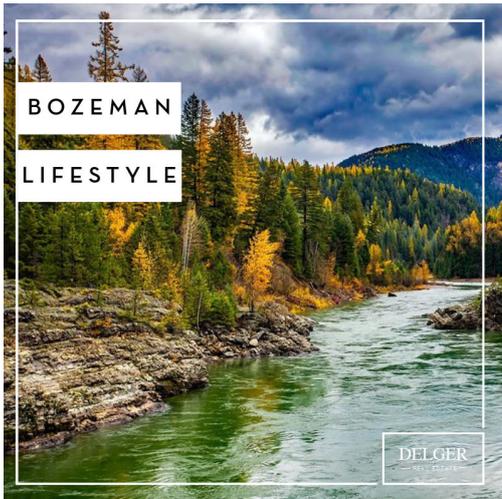








BOZEMAN LIFESTYLE™



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.

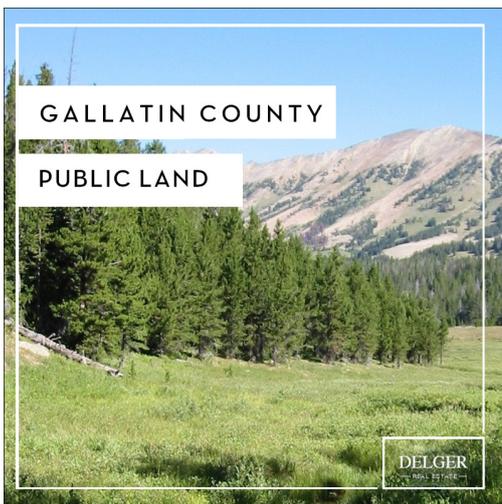
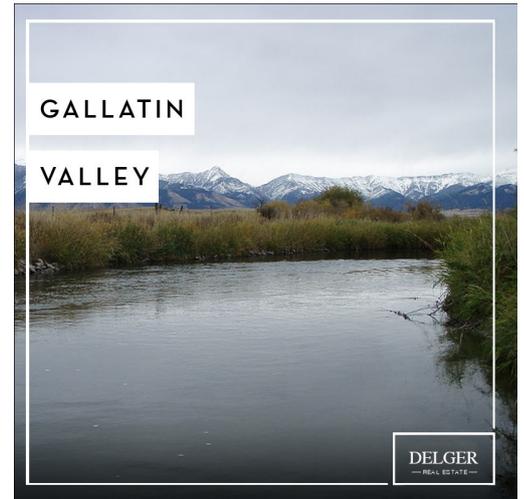
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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



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