

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



1221 Green Valley Way, Bozeman MT 59715

\$10,950,000
Acres: ± 146.88
MLS#: 409003

INTRODUCTION

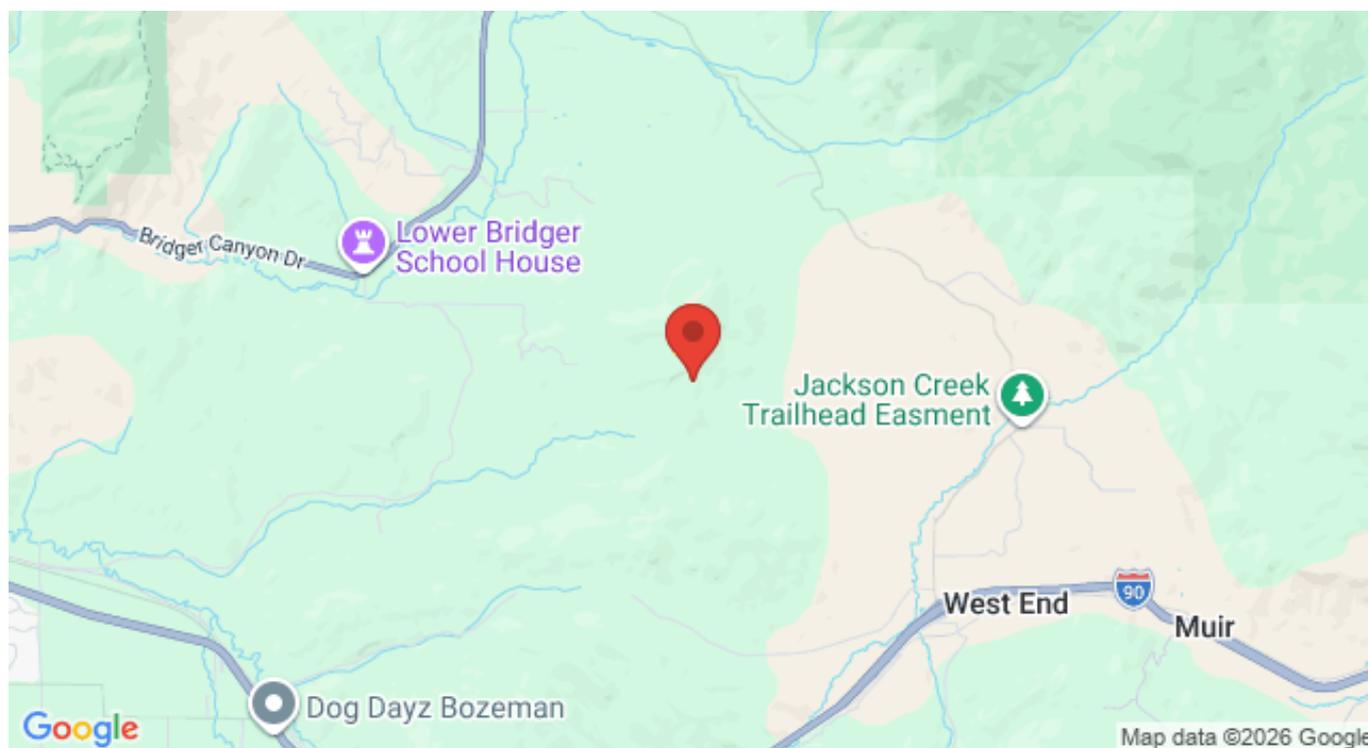
This extraordinary 146 acre estate is the crown jewel of North Pass Ranches, Bozeman's premier, gated luxury ranch community. Ideally situated just 15 minutes from downtown Bozeman, this legacy property offers a rare combination of privacy, accessibility, and unmatched natural beauty. As the original founders' location and the most coveted site within the ranch, it occupies a commanding ridgeline with panoramic views stretching across the Gallatin, Madison, and Tobacco Root ranges, as well as the iconic Absaroka-Beartooths and the sweeping Bozeman valley below. At the heart of the property lies a masterfully updated 8,000 square foot main residence, designed to inspire. Soaring ceilings up to 31 feet frame expansive living spaces, anchored by a gourmet chef's kitchen outfitted with top-tier appliances and a dramatic main-level primary suite featuring a spa-caliber en suite bath, oversized walk-in dressing room, and a striking fireplace. Finishes throughout speak to a refined mountain aesthetic: leathered quartzite countertops, reclaimed oak ceiling beams, custom light fixtures, and premium designer details at every turn. A separate 3,000 square foot guest house includes 4 bedrooms, 3 bathrooms, and an attached two-car garage, offering space for extended family, friends, or on-site staff. Designed for the equestrian enthusiast, the property features a heated 14,560 square foot indoor riding arena with five stalls, two foaling stalls, a tack room, bathroom, kitchen, and ample equipment storage. The grounds include brand-new fencing, multiple pastures, and direct access to miles of private riding and hiking trails that wind throughout North Pass Ranches and into State of Montana land. Owners within the ranch community enjoy over 9 miles of private trails, stocked fishing ponds, a full-time on-site ranch manager, and shared amenities ideal for gathering, recreation, and solitude alike. Wildlife abounds: moose, elk, deer, and bear are regular visitors enhancing the deep connection to nature this property offers. This is more than just the finest location within North Pass Ranches; it's a rare chance to secure a legacy estate in one of Montana's most sought-after landscapes. The blend of luxury, land, and location simply has no equal. As an added advantage, Montana has no sales tax, making ownership even more appealing for buyers seeking both an extraordinary lifestyle and meaningful financial efficiency.



FEATURES

Status:	Active	Style:	Custom
Type:	Residential	Year Built:	2010
Sub Type:	SingleFamilyResidence	Beds:	4
Acres:	± 146.88	Baths:	6
View:	Meadow, Mountains, Rural, SouthernExposure, Valley, TreesWoods	Appliances:	BuiltInOven, Cooktop, DoubleOven, Dryer, Dishwasher, Freezer, Disposal, Microwave, Range, Refrigerator, TrashCompactor, WineCooler, Washer, SomeGasAppliances, Stove
Water Features:	None	Heating/Cooling:	ForcedAir RadiantFloor CentralAir
Listing Date:	2026-03-05		
Listing Agent:	Charlotte Durham of Big Sky Sotheby's - Bozeman		

LOCATION



Address: 1221 Green Valley Way, Bozeman MT 59715

PHOTOS



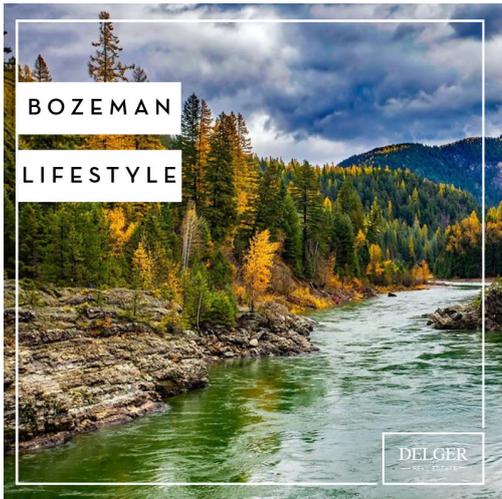








BOZEMAN LIFESTYLE™



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.

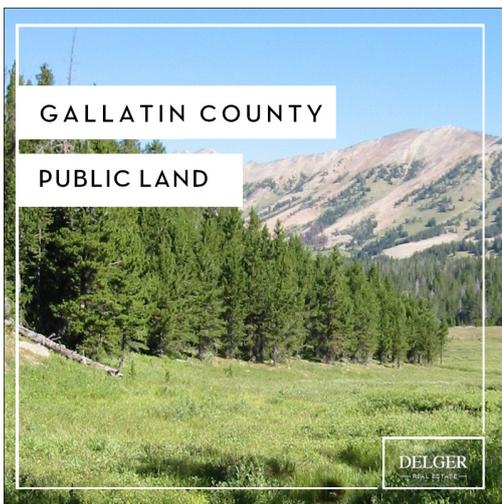
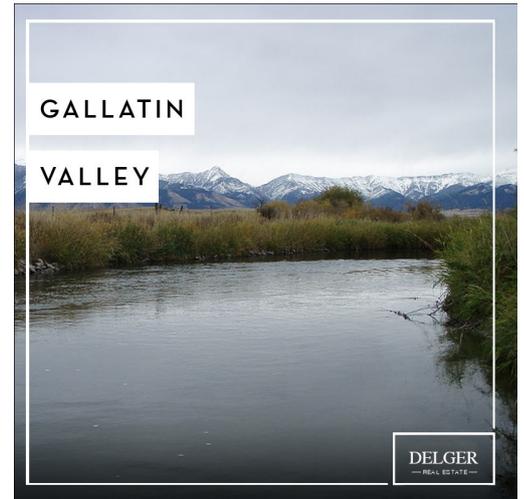
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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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