

# DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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**THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT**

*Powered by Data, Technology, and Local Expertise*



## 189 Quinn Creek Road, Bozeman MT 59715

\$999,000

Acres: ± 16.114

MLS#: 409066

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# INTRODUCTION

This is Montana living at its finest! Discover the perfect blend of refined craftsmanship and breathtaking natural beauty at this uniquely perfect property located in Park County with a Bozeman address, this home with guest cabin and extra shop could make a perfect vacation rental retreat. Expertly remodeled by esteemed custom home builder Keith Fraser, this stunning property offers a rare opportunity to own a true Montana retreat complete with a main home, guest cabin, shop, and 16 sun-drenched, south-facing, sunny acres teeming with abundant wildlife. The main home is a masterpiece of quality and comfort, featuring an open-concept, soaring ceiling, and a bonus sleeping loft space with custom wood plank flooring, pretty cabinetry, and intricate carpentry throughout. Large windows frame sweeping views of the surrounding landscape and wildlife while Quinn Creek itself, meanders through the lower section of the property. Whether you're relaxing on the expansive deck, spotting deer and elk from your window, or exploring your own stretch of creek side paradise, this property invites you to live fully immersed in living the true Montana dream. Features that must surely go unnoticed include a quaint guest house for visitors or rental income, a detached shop (equipped with a loft that has a separate entrance,) year round accessibility for full-time living or an all-seasons get away, and sweeping southern exposure offering natural light that is usually hard to find in mountain homes. Every corner and nook of this home has a custom feature that simply provides the WOW factor. The property is EASILY accessible year round and sits right between the infamous Bozeman and the Legendary Livingston Montana. This home has been treasured, is beyond well kept and has been filled for years with love. Whether seeking a private escape, a family compound, or a FOREVER home, the property offers unmatched beauty, craftsmanship, and lifestyle. Make this your HOME SWEET MONTANA DREAM HOME!



MLS

## FEATURES

<b>Status:</b>	Active
<b>Type:</b>	Residential
<b>Sub Type:</b>	SingleFamilyResidence
<b>Acres:</b>	± 16.114
<b>View:</b>	Mountains, River, SouthernExposure, CreekStream, TreesWoods
<b>Water Features:</b>	Creek
<b>Listing Date:</b>	2026-03-03
<b>Listing Agent:</b>	Crystal Chase-Kirchhoff of Keller Williams Montana Realty

<b>Style:</b>	Cabin, Custom
<b>Year Built:</b>	1985
<b>Beds:</b>	3
<b>Baths:</b>	2
<b>Appliances:</b>	Dryer, Microwave, Range, Refrigerator, Washer
<b>Heating/Cooling:</b>	Baseboard Electric PassiveSolar CeilingFans

## LOCATION



Address: 189 Quinn Creek 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.

# PARK COUNTY

Park County, Montana's estimated population is 16,438 with a growth rate of 1.94% in the past year according to the most recent United States census data. Park County, Montana is the 11th largest county in Montana. Park County has a total area of 2,813 square miles (1.8 million acres or 7,290 km<sup>2</sup>), of which 2,803 square miles (7,260 km<sup>2</sup>) is land and 10.4 square miles (27 km<sup>2</sup>) (0.4%) is water. The highest natural point in Montana, Granite Peak at 12,807 feet (3,904m), is located in Park County.



Paradise Valley is a major river valley of the Yellowstone River in southwestern Montana just north of Yellowstone National Park in the southern portion of Park County, Montana. The valley is flanked by the Absaroka Range on the east and the Gallatin Range on the west. The Yellowstone River, one of Montana's Blue Ribbon Trout Rivers, flows through Paradise Valley and is noted for world-class fly fishing in the river and nearby spring creeks such as DePuy Spring Creek. The valley hosts other natural wonders such as several natural hot springs, including Chico Hot Springs near Emigrant, Montana, La Duke Hot Springs near Gardiner, and Hunter's Hot Springs near Livingston. A small part of Yellowstone National Park is located in the extreme southern part of the county.

The northern end of Park County, Montana contains the Shields River Valley. The Shields River is a tributary of the Yellowstone River. It flows west, then south, between the Bridger Range to the west and the Crazy Mountains to the east, past Wilsall and Clyde Park. It joins the Yellowstone approximately 10 mi (16 km) northeast of Livingston, MT.

# BOZEMAN 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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