

# DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger  
BROKER / OWNER  
406.581.7504

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

*Powered by Data, Technology, and Local Expertise*



## 325 Higain, Bozeman MT 59718

\$1,425,000  
Acres: ± 0.455  
MLS#: 409276

## INTRODUCTION

Welcome to 325 Higain, a stunning custom home on arguably one of the best lots in the sought-after Middle Creek neighborhood. This .45-acre property backs directly to protected parkland along the rear and southside, offering privacy and uninterrupted mountain views of the Bridger, Tobacco Root, and Spanish Peaks ranges. Spanning 5,018 square feet, the home is thoughtfully designed to capture natural light and frame the surrounding landscape through expansive windows that fill the space with warmth and brightness. The modern open floor plan on the main level is highlighted by beautiful wood beams and a striking open staircase that leads to vaulted ceilings, two additional bedrooms, and a full bathroom upstairs. Polished concrete floors with radiant heat combine a clean, modern aesthetic with everyday Montana livability. The spacious kitchen features a large island, walk-in pantry, and a professional 48 gas range. It flows seamlessly into the dining and living areas, creating a grand room ideal for hosting, and gathering. The main-level primary suite offers comfort and convenience, while a spacious laundry/mudroom adds everyday functionality. Step outside to a large covered deckan ideal place to take in the incredible mountain viewsor relax on the patio below, complete with a hot tub for soaking under the Big Sky. The 2,383 square foot walkout basement is partially finished and ready for your visionwhether its a home theater, gym, additional living space, or guest quarters, the possibilities are endless.



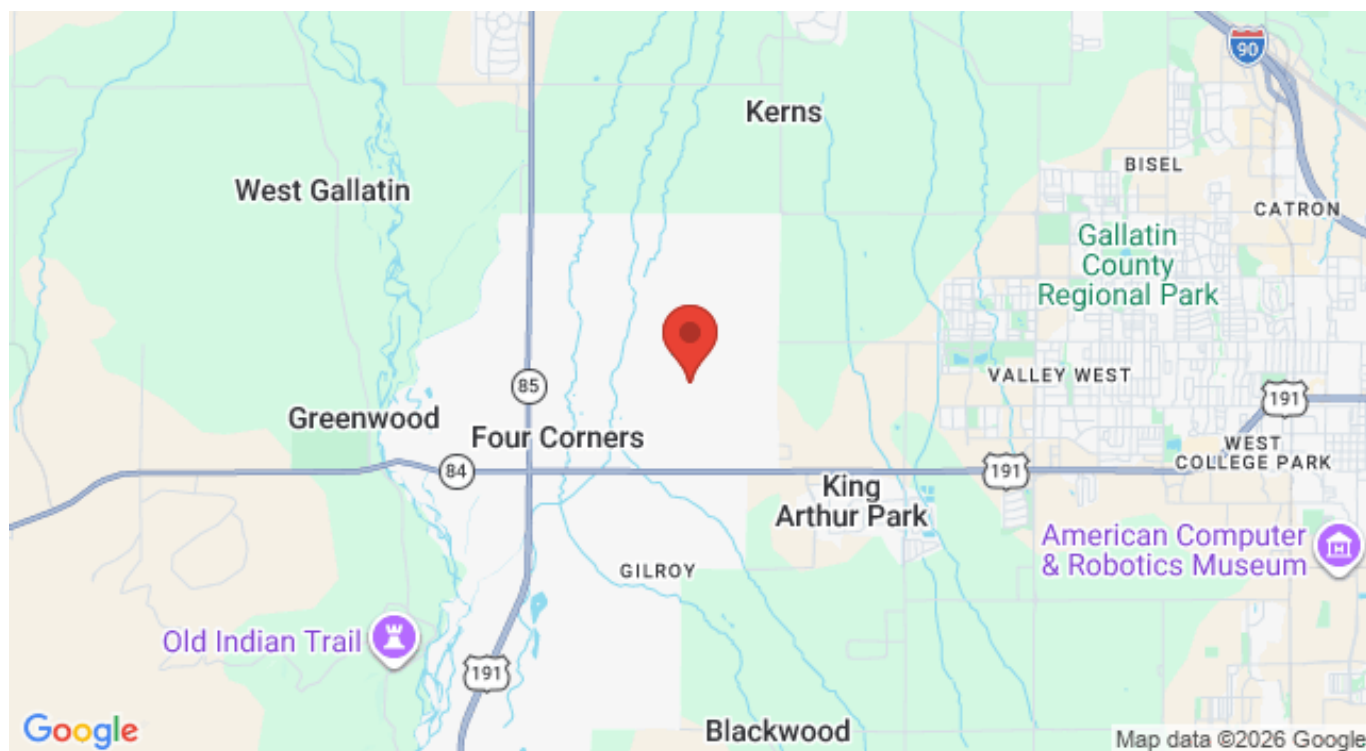


## FEATURES

<b>Status:</b>	Active
<b>Type:</b>	Residential
<b>Sub Type:</b>	SingleFamilyResidence
<b>Acres:</b>	± 0.455
<b>View:</b>	Mountains, SouthernExposure
<b>Water Features:</b>	None
<b>Listing Date:</b>	2026-04-03
<b>Listing Agent:</b>	Kathy Simkins of Berkshire Hathaway - Bozeman

<b>Style:</b>	Custom
<b>Year Built:</b>	2016
<b>Beds:</b>	3
<b>Baths:</b>	3
<b>Appliances:</b>	Dishwasher, Disposal, Microwave, Range, Refrigerator, SomeGasAppliances, Stove
<b>Heating/Cooling:</b>	ForcedAir RadiantFloor CentralAir, CeilingFans

## LOCATION



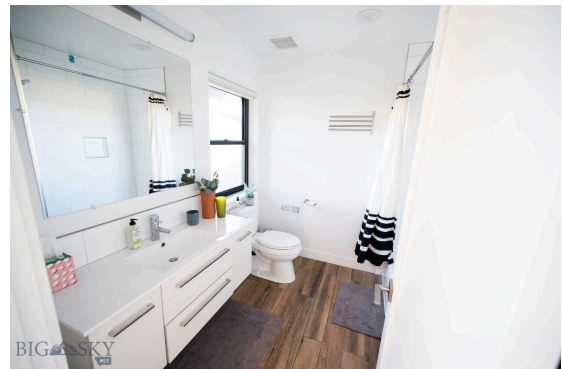
# PHOTOS















*Oh the possibilities*  
From under finished daylight basement to....

BIG SKY Virtual Staging



*Oh the possibilities*  
Man Cave with bar and lounge

BIG SKY Virtual Staging



*Oh the possibilities*  
Apartment

BIG SKY Virtual Staging



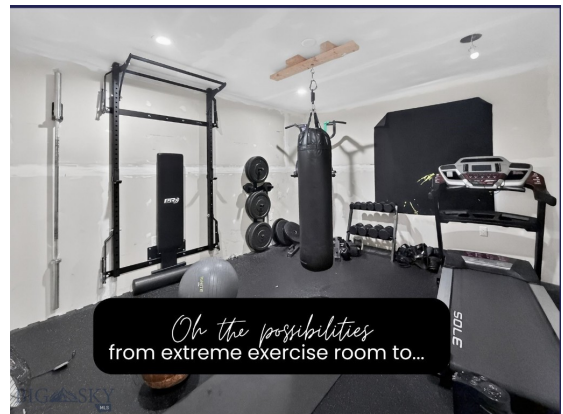
*Oh the possibilities*  
from music room to...

BIG SKY Virtual Staging



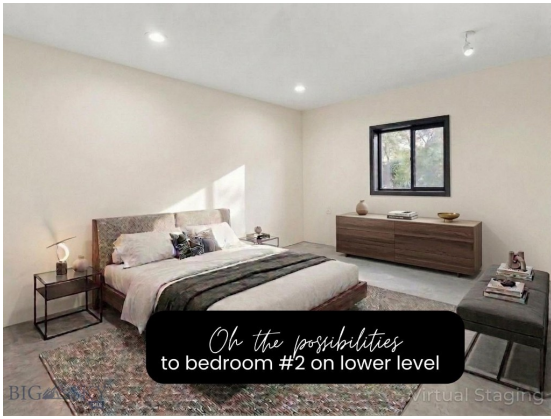
*Oh the possibilities*  
to bedroom #1 on lower level

BIG SKY Virtual Staging



*Oh the possibilities*  
from extreme exercise room to...

BIG SKY Virtual Staging



*Oh the possibilities*  
to bedroom #2 on lower level



*Oh the possibilities*  
to beautiful bath #1  
(plumbed for shower)



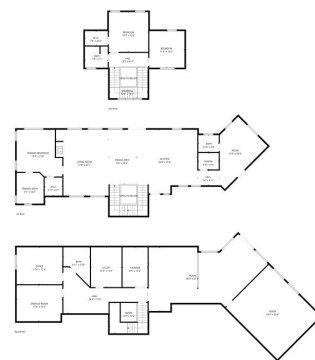
*Oh the possibilities*  
from unfinished bathroom...



*Oh the possibilities*  
plumbed for bathroom #2



*Oh the possibilities*  
bathroom #2



BIG SKY

FLOOR PLAN CREATED BY CONCRETE WIP. MEASUREMENTS DEEMED HEAVY RELIABLE BUT NOT GUARANTEED.

# 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.

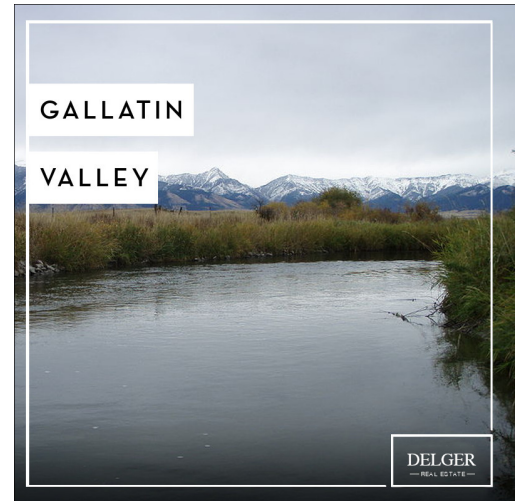
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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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