

# 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*



## 210 Upper Kelly Creek Road, Bozeman MT 59715

\$3,395,000

Acres: ± 20

MLS#: 410072

DELGER  
— REAL ESTATE —  
BOZEMAN MONTANA

DelgerRealEstate.com

REALTOR®  
**MLS**   
Information deemed reliable,  
but not guaranteed

# INTRODUCTION

Every so often, a property comes along that captures the essence of what makes Montana special: room to roam, natural beauty, and privacy with the convenience of being just minutes from town. Located at the edge of a sunny meadow and ringed by aspen and pine forest, this property encompasses 20 acres with pond, creek and a modern mountain home with horse facilities. This single owner, three-level custom home was built with quality materials. South-facing with wood surround Pozzi windows, the home basks in natural light and features a grid-tied solar array. Indoor and outdoor living blend seamlessly with numerous exterior access points, a wrap-around cedar deck and outdoor patios and fenced gardens. Inside, reclaimed timbers and open-beam construction accent the timeless design choices and radiant in-floor heat staves off the cold. The main floor functional floorplan includes concrete and wood flooring, a spacious living room with wood burning stove and window banquette. The chef's kitchen features high-end appliances, custom oak cabinetry, concrete counters, butcher block island, large pantry and sunny dining area. The mud room is perfect for storing gear for Montana summers and winters. A spacious office, accented with reclaimed doors, and a half bath complete the main floor. Upstairs, a 2nd living room on the landing accesses three bedrooms. The primary suite features a vaulted ceiling, wood flooring, two walk-in closets and a spa-like bath w/ tub and shower. Two more spacious bedrooms on 2nd have new wool carpeting and ladder-accessed lofts. A laundry room and hall full bath complete the floor. The daylight, walk-out basement is finished for recreation and relaxation. A 3rd living room with day-bed is a peaceful respite. A tile bathroom serves the comfortable 4th bedroom. A large gym and storage area features a bouldering climbing wall. House HRV system. The 2-car, 900 sq ft detached garage sits above a heated shop. The property is equestrian-ready with fencing, a loafing/hay storage shed, a chicken coop and a 3-bay carport. Trails wander the property - upper Kelly Creek bisects the meadow. Relaxed HOA covenants support the Montana country lifestyle. This home is conveniently located with access to shopping, dining, medical and other Bozeman amenities, just 15 min to Bridger Bowl. 25 min to Bozeman Yellowstone International Airport. 1 hour to Big Sky. Don't miss the 360 VR Matterport Tour - APPOINTMENT REQUIRED FOR VIEWING PLEASE NO DRIVE-BYS.



## FEATURES

<b>Status:</b>	Contingent
<b>Type:</b>	Residential
<b>Sub Type:</b>	SingleFamilyResidence
<b>Acres:</b>	± 20
<b>View:</b>	Lake, Meadow, Mountains, Pond, Rural, River, SouthernExposure, CreekStream, Valley, TreesWoods
<b>Water Features:</b>	Creek, Pond, RiverFront
<b>Listing Date:</b>	2026-04-07
<b>Listing Agent:</b>	Marcie Hahn-Knoff of Knoff Group Real Estate

<b>Style:</b>	Rustic
<b>Year Built:</b>	2005
<b>Beds:</b>	4
<b>Baths:</b>	4
<b>Appliances:</b>	Dryer, Dishwasher, Range, Refrigerator, Washer, SomeGasAppliances, Stove
<b>Heating/Cooling:</b>	Propane RadiantFloor Wood CeilingFans

## LOCATION



Address: 210 Upper Kelly 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.

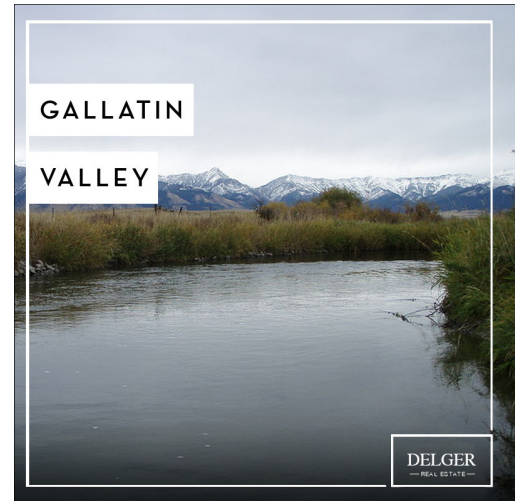
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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.

# 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*



**Craig Delger**  
BROKER / OWNER  
406.581.7504  
craigdelger@gmail.com

v1.01-2026-05-28