

# DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger  
BROKER / OWNER  
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**THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT**

*Powered by Data, Technology, and Local Expertise*



## 1410 Ryun Sun Way, Bozeman MT 59718

\$1,360,000  
Acres: ± 0.1894  
MLS#: 410149

# INTRODUCTION

Designed and constructed by Black Diamond Development, this home is a refined and well-finished example of the modern farmhouse aesthetic designed to capture strong Bridger Mountain and park views. The home is characterized by its "mostly main floor" configuration, with more than 3/4 of the living space situated on the ground level. This layout provides the convenience of single-story living while maintaining a distinct, separate upper-level suite with a full bathroom, a separate mini-split system, and easy access via interior stairs. The living room, kitchen window, primary bedroom and one of two additional main-floor bedrooms face the Bridger Mountains. A custom-built mantle serves as a vertical focal point, extending from the fireplace to the ceiling line. The kitchen is designed for high-capacity culinary use, anchored by a 64-inch (wide) professional-grade refrigerator and freezer. Cabinetry extends to the ceiling and is paired with white quartz countertops, a tile backsplash, and LED under-cabinet lighting. A custom-built hood provides a clean visual finish above the range. The oversized center island includes the sink and has a significant workspace that serves as the transition between the kitchen and the living room and dining area. The primary suite has a free-standing tub, and a trough sink with dual faucets. The primary shower is fully tiled across the walls and the ceiling. The second floor can be used as a bonus room or fourth bedroom with a bathroom and the room uses a separate mini-split system to ensure climate control independent of the main floor. Within the past five years, a whole-house air conditioning system and a humidifier were integrated into the HVAC system. This is a smart home: WiFi-enabled full-house water shut off, garage doors, and sprinklers; smart thermostat; robust Simplisafe security, including: interior and exterior cameras, window and door sensors, glass-break detection, a smart thermostat, a low-temp sensor, and moisture sensors at each interior location with water. The property is very well located within northwest Bozeman. The home is within walking distance of Gallatin High School. It sits just west of the 100-acre regional park. The park contains the 17-acre Lewis and Bark dog park that includes a pond with a dock, and the larger park has two additional ponds and a trail that connects to Bozeman's 80+ mile "Main Street to the Mountains" interconnected trail system.



## FEATURES

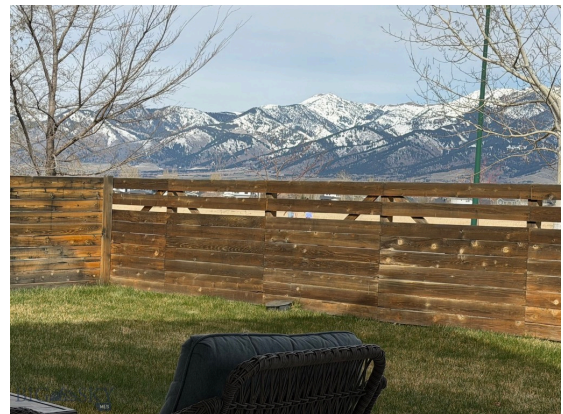
<b>Status:</b>	Active	<b>Style:</b>	Contemporary
<b>Type:</b>	Residential	<b>Year Built:</b>	2018
<b>Sub Type:</b>	SingleFamilyResidence	<b>Beds:</b>	4
<b>Acres:</b>	± 0.1894	<b>Baths:</b>	4
<b>View:</b>	Mountains	<b>Appliances:</b>	BuiltInOven, Dishwasher, Disposal, Microwave, Range, Refrigerator
<b>Listing Date:</b>	2026-04-09	<b>Heating/Cooling:</b>	ForcedAir HeatPump CentralAir
<b>Listing Agent:</b>	Chris Rodi of Crosscurrent Real Estate		

## LOCATION



Address: 1410 Ryun Sun Way, Bozeman MT 59718

# PHOTOS



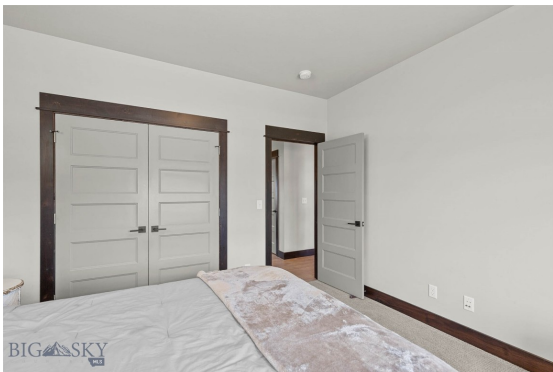
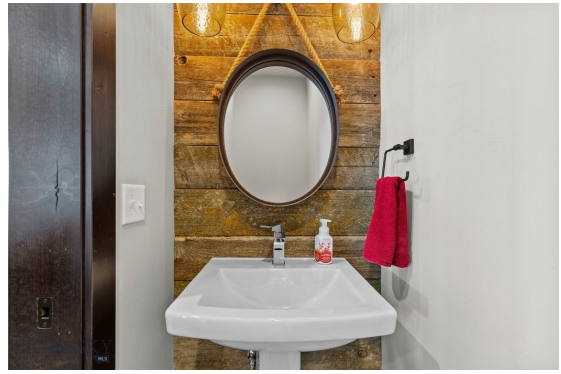
















# BOZEMAN LIFESTYLE™



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.

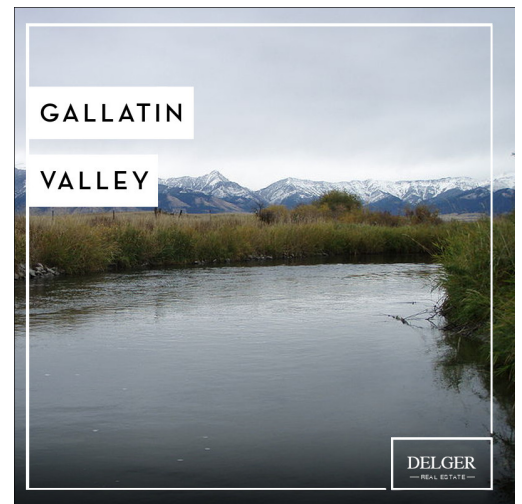
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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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