

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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Powered by Data, Technology, and Local Expertise



7102 Bristol Lane, Bozeman MT 59715

\$1,750,000

Acres: ± 0.54

MLS#: 411342

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MLS
Information deemed reliable,
but not guaranteed

INTRODUCTION

Rare Southside Mystic Heights Retreat Among the Trees & Trails. Located in the coveted Mystic Heights neighborhood where homes rarely come available this extensively renovated 5 bedroom, 4 bathroom Southside retreat offers the rare combination of privacy, mature trees, Leverich trail access, and beautifully updated living spaces that define the Bozeman lifestyle so many Buyers seek. Set on an extraordinary half-acre+ lot surrounded by lush landscaping, this property captures the feeling of living tucked into nature while still enjoying close proximity to town and Bozeman's most treasured recreation. Positioned directly across from private neighborhood pond access and moments from Leverich Canyon Trail, Sourdough Trail, Hyalite Canyon, and South Cottonwood, this is truly a home designed for those who want to live immersed in the outdoors. Thoughtfully remodeled in 2021, the home was reimagined to create an open-concept floor plan centered around a stunning chef's kitchen featuring a Lacanche gas range, Sub-Zero refrigerator, BOSCH dishwasher, oversized island with seating, generous prep space, and exceptional storage including a custom pantry. Upstairs are three bedrooms including two spacious ensuite retreats. The luxurious primary suite offers a spa-like bathroom with steam shower, heated floors, Toto smart bidet toilet, gas fireplace, and custom closet. Downstairs, one of two additional bedrooms functions beautifully as a private studio-style suite complete with its own interior and exterior entrance, kitchenette, full bathroom, laundry area, and adjacent family room ideal for guests, multigenerational living, an in-law suite, home office, or private retreat. The backyard offers the perfect setting for evenings under the stars gathered around the firepit after a day on the trails or at the pond. Residents enjoy exclusive access to the Mystic Heights pond, complete with a swimming beach, paddle-style boats, winter skating, and hockey. Additional highlights include a true 3-car garage, owned 11kW solar system, heat pumps providing efficient heating and cooling, oak hardwood floors, fully renovated bathrooms, brand new roof, and upcoming new exterior paint and lighting. Located near Morning Star Elementary, Sacajawea Middle School, and Sourdough Montessori, this is a rare opportunity to own a beautifully updated home in one of Bozeman's most sought-after Southside neighborhoods.



FEATURES

| | |
|-----------------------|---------------------------------------|
| Status: | Contingent |
| Type: | Residential |
| Sub Type: | SingleFamilyResidence |
| Acres: | ± 0.54 |
| View: | Mountains, TreesWoods |
| Listing Date: | 2026-05-26 |
| Listing Agent: | Amy Alvarado of Realty One Group Peak |

| | |
|-------------------------|---|
| Year Built: | 1978 |
| Beds: | 5 |
| Baths: | 4 |
| Appliances: | Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer |
| Heating/Cooling: | Baseboard Electric HeatPump Solar WallWindowUnits |

LOCATION



Address: 7102 Bristol Lane, 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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