



THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

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1993, 1995 Bear Canyon Road, Bozeman MT 59715

\$4,600,000
Acres: ± 8.659
MLS#: 412023

INTRODUCTION

Cross a bridge over Bear Creek and follow the winding drive to discover an extraordinary 8.6 acre retreat bordering a vast expanse of State & Forest Service lands stretching toward Yellowstone National Park. With live water, evergreen forests, open meadows and majestic Bridger Mountain views, this rare property offers exceptional privacy and direct access to miles of hiking & horseback riding. The main residence is a meticulously restored 4-bedroom, 3.5-bath log home that blends timeless Montana character with elevated modern finishes. Massive, beautifully maintained logs, circle-sawn wood floors, slate tile, and vaulted spaces create warmth and authenticity throughout. At the heart of the home, the expansive great room offers multiple gathering areas framed by picture windows and anchored by a dramatic two-story stone, wood-burning fireplace. The remodeled kitchen pairs refined style with rustic charm, featuring sleek cabinetry, black granite countertops, premium stainless appliances, beverage cooler, wine storage and a butler's pantry. The main-level primary suite is a peaceful retreat with an ensuite bath and direct access to the outdoors, where mornings begin with birdsong and evenings end with the wind moving gently through the trees. An office, laundry area, and a newly rebuilt wraparound deck with wrought-iron railing complete the main level. Upstairs, three additional bedrooms including one ensuite feature vaulted ceilings, abundant natural light, and views of the surrounding landscape. Thoughtfully positioned to capture panoramic mountain views and dramatic sunsets, the 2,850+ sf Guest House constructed in 2019 is a 2 bed / 2.5 bath hideaway. Clean architectural lines, expansive windows, durable modern finishes, and a screened porch create effortless indoor-outdoor living. The upper level features a light-filled primary suite, kitchen, cozy living area with fireplace, and a laundry room complete with a dog wash station, while the lower level includes a guest suite, office, second living room w/ fireplace and plumbing for a future kitchenette/bar. A detached, heated two-car garage adds flexibility and convenience. The detached 32x42 shop provides ample space for an RV, drift boat, Sprinter van, tractor, or other gear & equipment. Bring your horses and embrace a lifestyle defined by privacy, craftsmanship and endless recreation. This is a rare opportunity to own a true Montana legacy property.



FEATURES

Status:	Active
Type:	Residential
Sub Type:	SingleFamilyResidence
Acres:	± 8.659
View:	Farmland, Meadow, Mountains, Rural, SouthernExposure, TreesWoods
Water Features:	Creek
Listing Date:	2026-06-18
Listing Agent:	Christy Seeley of PureWest Real Estate Bozeman

Style:	Rustic, Traditional
Year Built:	1997
Beds:	4
Baths:	4
Appliances:	BuiltInOven, Cooktop, DoubleOven, Dryer, Dishwasher, Disposal, Microwave, Refrigerator, WaterSoftener, TrashCompactor, WineCooler, Washer
Heating/Cooling:	ForcedAir RadiantFloor CentralAir, CeilingFans

LOCATION



Address: 1993, 1995 Bear Canyon Road, Bozeman MT 59715

PHOTOS



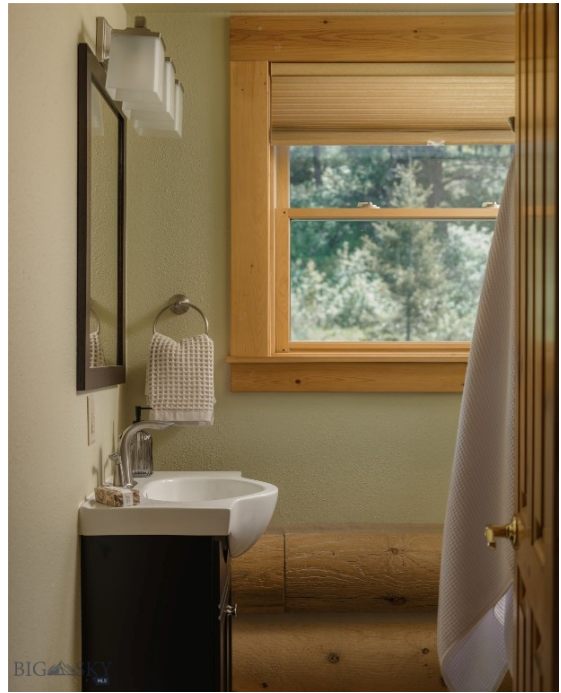
















BOZEMAN LIFESTYLE™



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



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