8/19/25, 12:18 PM Matrix

Cross Property Customer Synopsis

405019 44 Midway Bridger RD, Bozeman, MT 59715

Single Family Type: County: Gallatin Status: Active Subd/Complex: Other **Asking Price:** \$2,299,000

2B - Boz Area Bridger Year Built: 2024 Area:

Bedrooms: 3 Days On Market: 0 # Full Baths: 2 CDOM: 0 # 3/4 Baths: Price/Sq Ft: \$571.61 1 # 1/2 Baths: Total Sq Ft: 4,022 Style: Custom 1st Level Sq Ft: 1,647 Levels: 2 Floors with Basement 2nd Level Sq Ft: 1.281

3 Detached 3rd Level Sq Ft: Garage:

Basement Sq Ft: 1,094 Abv Grade Sq Ft: 2,928 Garage SF: 1.200

Garage SF Source: Dept Of Revenue (C & A)

Unfinished SF: Loc of Unfin SF:

Beautiful custom home on 5 acres in coveted Bridger Canyon. Less than 10 minutes to downtown Bozeman for shopping, restaurants, community events and nightlife. Head north to Bridger Bowl Ski Area and the growing summer and winter trails of Crosscut Mountain Sports Center. 44 Midway Bridger Road is a modern 3 bedroom 3.5 bath home in the heart of Bridger Canyon with everything on your list. The exterior features a Japanese style Shou Sugi Ban charred wood finish that is accented by a full stone chimney, stone landscape features and large windows. Enter the main floor through the family access with built in storage, sitting bench, coat racks, and room for shoes. Formal guests can come in the main entry with the large 8ft oak door and access to the dining/ living area. Throughout the home you will notice oak cabinets, doors, flooring and handrails as well as unique light fixtures, countertops and tile. Walk through the dining room to the large family room with 3 walls of windows, a reading area and a floating wood burning stove with built in fan. The kitchen features stainless appliances, oak veneer cabinetry, large farm-style sink, island, and access to a covered deck with propane hookups for grilling. Off the back of the home is a thoughtful main floor master suite with access to the back yard, full bath with tiled floor and walls, floating cabinets, a large soaking tub, and walk-in closet. Upstairs you will find an additional living area great for cozy nights or watching your favorite show, along with 2 matching bedrooms with walk in closets, a full bath, office, loft and a large balcony overlooking the back half of the property. Downstairs you will appreciate the walkout basement with flex space for guests, home gym, art studio, music room, additional living space, storage, laundry and a 3/4 bath with tile shower. The detached 3 car 30ft x 40ft garage matches the exterior character of the home and is oversized for larger vehicles and storage. Beyond the garage is a terraced additional yard space with room for a fire pit or additional gathering space. Hiking up the 5 acre property from there will get you expansive views of the valley below!

LAND, SITE AND TAX INFORMATION

Tax Year: 2024 Ownership: Full New Construction: No **Apx Tax Amt:** \$2,603 SID/RID: Builder/Architect: Flood Plain: Condo Name:

Public Land Nearby: Parcel Tax ID#: RFI10143 Modular Construction: No Additional Parcel Tax IDs Public Land On/Tch: Certified Green Bldg: Road Access: Gravel, Paved Water Amenity On/Tch: Possible Use:

Water Amenity Nearby:

Livestock Permitted: Lot Size: 5.24 - Acres Zoning: RR - Rural Residential

INTERIOR INFORMATION

Interior: Automatic Garage Door, Walk-In Closets, Wood Fireplace 1st Level: undefinedMaster Bedroom, 1 Full Bath, 1 Half Bath, Dining

Room, Living Room, Kitchen, Fireplace/Stove

Flooring: Engineered Wood 2nd Level: 2 Bedrooms, 1 Full Bath, Den/Office, Family Room, Loft

Appliances: Air Conditioner, Dishwasher, Disposal, Dryer, Range, 3rd Level:

Refrigerator, Washer

Heating: Forced Air, Furnace - Gas Basement: 1 Bedroom, 1 - 3/4 Bath, Extra Room, Family Room, Laundry

Room, Walk Out

Cooling: AC-Central **EXTERIOR INFORMATION**

Exterior: Wood Roof: Asphalt, Shingle Site Improvements: Concrete Driveway, Gravel Driveway, Lawn, Partial Fencing Garage: 3 Detached

Outbuildings: View: Meadow, Mountains, Trees, Valley

COMMUNITY INFORMATION

HOA Amount: HOA Pay Period: HOA: Community: **HOA Includes:**

Information deemed reliable but not guaranteed.

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