

\$2,999,500 - 449 Minni Hall Road, Bozeman

MLS® #30054724

\$2,999,500

4 Bedroom, 5.00 Bathroom, 5,933 sqft

Residential on 10.16 Acres

Smokey Hollow, Bozeman, MT

Perched on a tranquil 10-acre parcel on a ridge atop Bozeman Pass, this stunning residence embodies the Montana lifestyle. Built in 2020, this 5900+ sq ft home is situated in a gated neighborhood with conservation land adjacent, capturing mountain vistas from every window. Located only 20 mins from Bozeman's historic Main Street, this exceptional property feels a world away and has NO freeway noise. Enjoy stargazing and watching Montana skies while enjoying the abundant wildlife that frequents the property, including elk, moose, deer, bear and more. Light CCRs - no county zoning - buyer to verify. This home was designed to maximize comfort while still enjoying the mountain lifestyle. Huge upgrades - separate list available - Radiant heating and multiple mini split A/Cs for cooling, 9' ceilings. Vaulted living room features huge views, a striking floor-to-ceiling stone gas fireplace, and hardwood. More info in supplemental remarks>> More features include a corner office. Chef's gourmet kitchen with custom cabinetry, GE Cafe appliances, granite and plentiful prep space. Dining area with access to the covered patio with in-floor radiant heat, perfect for entertaining. Mudroom/laundry area offers storage, an extra-large pantry, a built-in pet wash, washer/dryer. Main-level primary suite with deck access - spa-like primary bath with heated floors, double vanity, heated towel bar, soaking tub and tile shower. 2nd bedroom with bath and a powder room on main.



Extra wide stairs lead up and down. Bonus room on 2nd with full bath access - great for additional guest quarters. Daylight lower level/walk-out, 2nd concrete patio with radiant heat. Expansive game room, a guest bedroom with patio access, a gym and a 3/4 bath on lower level. 1,818-square-foot, 4 bay/5-car attached garage with radiant floor, HRV system. Vault door lock-off safe room with storage. Adventures await â€” a two-stall Monitor horse barn will delight equestrians and a 2 bay 760+ sq ft toy storage shop with carport is perfect equipment storage. Two 1,000-gallon propane tanks, a 20 gal/min well, GENERAC emergency backup power system, a hot water recirculation pump and Starlink internet. Marvin Ultimate windows + custom treatments, Sonos. Mitigation of vegetation and irrigated grounds around the structures. RV and equipment parking. Additional equipment incl. skid steer and plow truck available for separate purchase. 28 mins to MSU, 22 mins to hospital, 35 mins to Bridger Bowl, 23 mins to Livingston and blue ribbon fishing. Donâ€™t miss the VR Matterport 360 tour!

Built in 2020

Essential Information

MLS® #	30054724
Price	\$2,999,500
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	1
Square Footage	5,933
Acres	10.16
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence

Style	Other
Status	Active

Community Information

Address	449 Minni Hall Road
Subdivision	Smokey Hollow
City	Bozeman
County	Gallatin
State	MT
Zip Code	59715

Amenities

Amenities	None
Parking	Garage, Garage Door Opener, Gated, RV Access/Parking
# of Garages	7
Garages	Attached
View	Mountain(s), Trees/Woods

Interior

Interior Features	Fireplace, Main Level Primary, Home Theater, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer
Heating	Ductless, Propane, Radiant Floor, Radiant, Zoned
Fireplace	Yes
# of Fireplaces	1
Stories	Three Or More
Has Basement	Yes
Basement	Daylight, Finished

Exterior

Exterior Features	Garden, RV Hookup, Storage
Roof	Asphalt
Foundation	Poured

Additional Information

Date Listed	July 28th, 2025
Days on Market	84
Zoning	None
HOA Fees	716

HOA Fees Freq. Annually