

Client Full

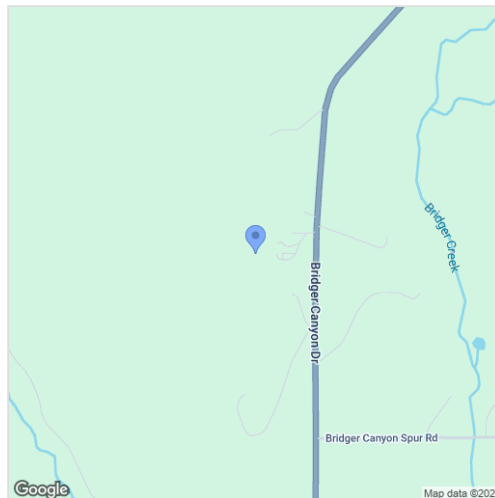
Listing

CLIENT DETAIL REPORT

MLS#: 410952

44 Midway Bridger Road

Date Printed: 05/05/2026



GENERAL INFORMATION

Status:	Active	Subd/Complex:	Other	Year Built:	2024
Type:	Single Family	Lot Size:	5.24 - Acres	Bedrooms:	3
City:	Bozeman	1st Level Sq Ft:	1,647	Baths:	3.5
Asking Price:	\$2,299,000	2nd Level Sq Ft:	1,281	# Full Baths:	3
Area:	2B - Boz Area Bridger Cyn	3rd Level Sq Ft:		# 3/4 Baths:	
Levels:	2 Floors with Basement	Abv Grade Sq Ft:	2,928	# 1/2 Baths:	1
Total Sq Ft:	4,022	Garage SF:	1,200	Water Amenity On/Tch:	
Days On Market:	0	Garage SF Source:	Floor Plans	Water Amenity Nearby:	
CDOM:	228	Unfinished SF:		Basement Sq Ft:	1,094
Price/Sq Ft:	\$571.61	Loc of Unfin SF:		HOA Amount:	
ADU SqFt:		Public Land Nearby:		HOA Pay Period:	
Airstrip Runway Airport:		Garage:	3 Detached	Public Land On/Tch:	
		ADU Features:			
		Livestock Permitted:			

Directions: North on Rouse from downtown, Rouse turns into Bridger Canyon Rd. Turn left onto Midway Bridger Dr between Kelly Canyon and Jackson Creek. Only 3 houses on Midway Bridger Rd. This is the last house.
Legal: FRED M RINDERKNECHT TRACTS, S30, T01 S, R07 E, LOT 4, ACRES 5.24

FEATURES

Flooring:		Basement:	1 - 3/4 Bath, Extra Room, Laundry Room, Walk Out
Appliances:	Air Conditioner, Dishwasher, Disposal, Dryer, Range, Refrigerator, Washer	Style:	Custom
Heating:	Forced Air, Furnace - Gas	Interior:	Automatic Garage Door, Walk-In Closets, Wood Fireplace
Cooling:	AC-Central	Site Improvements:	Concrete Driveway, Gravel Driveway, Lawn, Partial Fencing
Roof:	Asphalt, Shingle	1st Level:	Primary Bedroom, 1 Full Bath, 1 Half Bath, Dining Room, Living Room, Kitchen, Fireplace/Stove
Patio/Deck:	Balcony, Covered Porch	2nd Level:	2 Bedrooms, 1 Full Bath, Den/Office, Family Room, Loft
Exterior:	Wood	3rd Level:	
View:	Meadow, Mountains, Trees, Valley	Utility Services:	Electricity In, Private Well, Septic
Road Access:	Paved	Seasonal Access:	

PUBLIC INFORMATION

Public Remarks

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!

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