

12 FALCON LANE

Livingston, Montana



LEGACY LANDS
LLC

HOME FEATURES:

This outstanding 4,156 sq. ft. 4 bed, 3.5 bath home was built in 2006 and boasts big views of the valley with Emigrant Peak perfectly framed out the large windows. Open concept includes beautiful kitchen with custom cabinetry looking into great room with stone fireplace and access to the porch for the ultimate in living and entertainment. First floor



master suite and guest bedroom with private bath, and bright corner office with French doors. An extremely well-built home which exudes quality craftsmanship and materials throughout. The walk-out lower level has a large family room, 2 bedrooms, a beautiful 3/4 bath and an oversized mechanical room and separate stairwell to the garage. A heated three-stall garage has an extra deep third

bay for storage and all your outdoor accessories. The gated community has a private stocked lake, Cowboy Lake, for fishing right down the road. A covered deck will be the perfect place to take in the stunning sunrises and sunsets over the mountains and valley. A perfect Montana home, retreat or vacation rental.



LOCATION:

This immaculate home is just 30 minutes from Livingston, MT in the gorgeous Paradise Valley. Livingston, with a population of 7,000 people, has a small town feel with all the culture of a city. Two theaters, art galleries all along Main Street, a new state of the art hospital, every type of restaurant you can imagine, a golf course, the iconic Murray Bar and Hotel, a huge 4th of July celebration and rodeo, and many wonderful small businesses provide everything one needs for country living. For a big city feel, the town of Bozeman (population 52,000) is an



hour away where you can access shopping, Bozeman Yellowstone International Airport, Montana State University, several golf courses, and even more art and culture. The small town of Emigrant is five minutes away with establishments such as Follow Yer Nose BBQ, Wildflour Bakery, and The Old Saloon. Sage Lodge & Spa and Chico Hot Springs are just minutes away for fine dining, relaxation, and a mountain hot springs experience. Between The Old Saloon, Pine Creek Lodge, The Montana Music Ranch, and various small local venues, you can see big name music headliners at small, quaint venues with Paradise Valley as the backdrop.



RECREATION:

Paradise Valley is known for not only its spectacular views, but also the abundance of recreational activities right out your back door. Within minutes you have access to hunting in several mountain ranges and public lands; fishing,



floating, paddle-boarding, kayaking, or canoeing on the Yellowstone River; hiking trails to explore any type of terrain or difficulty; cross country or downhill skiing; snowmobiling; or simply scenic drives and photography opportunities galore. Yellowstone National Park, where millions of people come from around the

world to visit each year, is less than an hour away. You could spend days

exploring to see diverse wildlife, geothermal features such as Old Faithful geyser, Old Faithful Lodge, Mammoth Hot Springs, canyons, waterfalls, lakes, and rivers. Bridger Bowl Ski Area is less than an hour away and has eight chair lifts, four lodges, and over 2,000 acres of terrain to explore. Big Sky Resort is 100 miles away and is the second largest ski resort in the



United States by acreage. It has over 250 runs and 36 lifts. Besides the fishing on the Yellowstone River you can drive the short distance to the Gallatin, Shields, Madison, or Jefferson Rivers or hike to a nearby high mountain lake. There is something for every outdoor enthusiast in the Paradise Valley.





OFFERED AT

\$1,399,000

For more information or a showing contact:

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