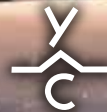


BIG SKY RIDGE

10 Cassiopeia Way

| 447



YELLOWSTONE CLUB

EXTERIOR



- BIG SKY RIDGE 447 -

10 CASSIOPEIA WAY

Welcome to Big Sky Ridge. From this lofty neighborhood, the pursuit of powder is a dream, given that this unique location in the Club allows for access to both the YC's Pioneer Mountain and nearby Big Sky Resort. Custom Residence 447 is a gorgeous mountain home adjacent to both the Southern Cross lift and neighborhood ski trails. A short drive down the hill leads to the Warren Miller Lodge and all YC base area amenities.

With 8,213 square feet over three levels, Big Sky Ridge 447 boasts ample space for Montana getaways. From the elegant entryway, a turn to the left leads to the expansive master suite. This end of the home feels like its own private retreat, with its incredible cut stone fireplace, wood plank ceilings, soaking tub, and gold accents. Back in the entry, a turn to the right leads to the home's primary gathering spaces. In the kitchen, the slate-grey cabinets feel both classic and on-trend; the wide-plank flooring and wood ceiling beams add depth and warmth to the kitchen. Enjoy the 6-burner Wolf range, double-sized Sub-Zero refrigeration, and under-cabinet wine cooler. The kitchen maintains a self-contained feel while still flowing easily to the dining and great rooms. Here, the wall of windows perfectly frames views of nearby Lone Peak, turning the natural setting into living artwork that fills the house. The interior view is nearly as eye-catching: the open staircase elegantly climbs to the upper level and its three additional guest rooms, each with private bathroom.

Take the stairs down to the lower level—approximately 2,400 square feet of additional sleeping and entertainment space. Two guest suites each offer great views and their own private bathroom. The bunk room, outfitted with classic Pendleton patterns, comfortably sleeps six and also has its own spacious bathroom. Additional lower-level gathering spaces include a large entertainment room, bar area, and workout room, complete with Peloton indoor cycle. The ski room boasts walls of locker space and walk-out access to the adjacent neighborhood trail.

All three levels of this custom residence are styled with modern, elegant furnishings and fixtures, evoking the feel of modern art and timeless forms. A neutral palette, combined with the expansive windows, allows the natural setting to take center stage; thoughtful lighting brings warmth and intimacy to the sizable rooms. Big Sky Ridge 447 exemplifies the finest mountain architecture and is the ideal location from which to experience all that the Yellowstone Club has to offer.



VIEW OF SPANISH PEAKS

- BIG SKY RIDGE 447 -

10 CASSIOPEIA WAY

FEATURES

8,213 heated, livable square footage

7 bedrooms

7 bathrooms + 2 powder rooms

Designated office space, exercise room, ski room with lockers

Clean lines, minimalist design

3 car garage

Weathered barn wood and stacked stone exterior

1.78 acre lot

Views of Lone Peak, Pioneer Mountain, Spanish Peaks

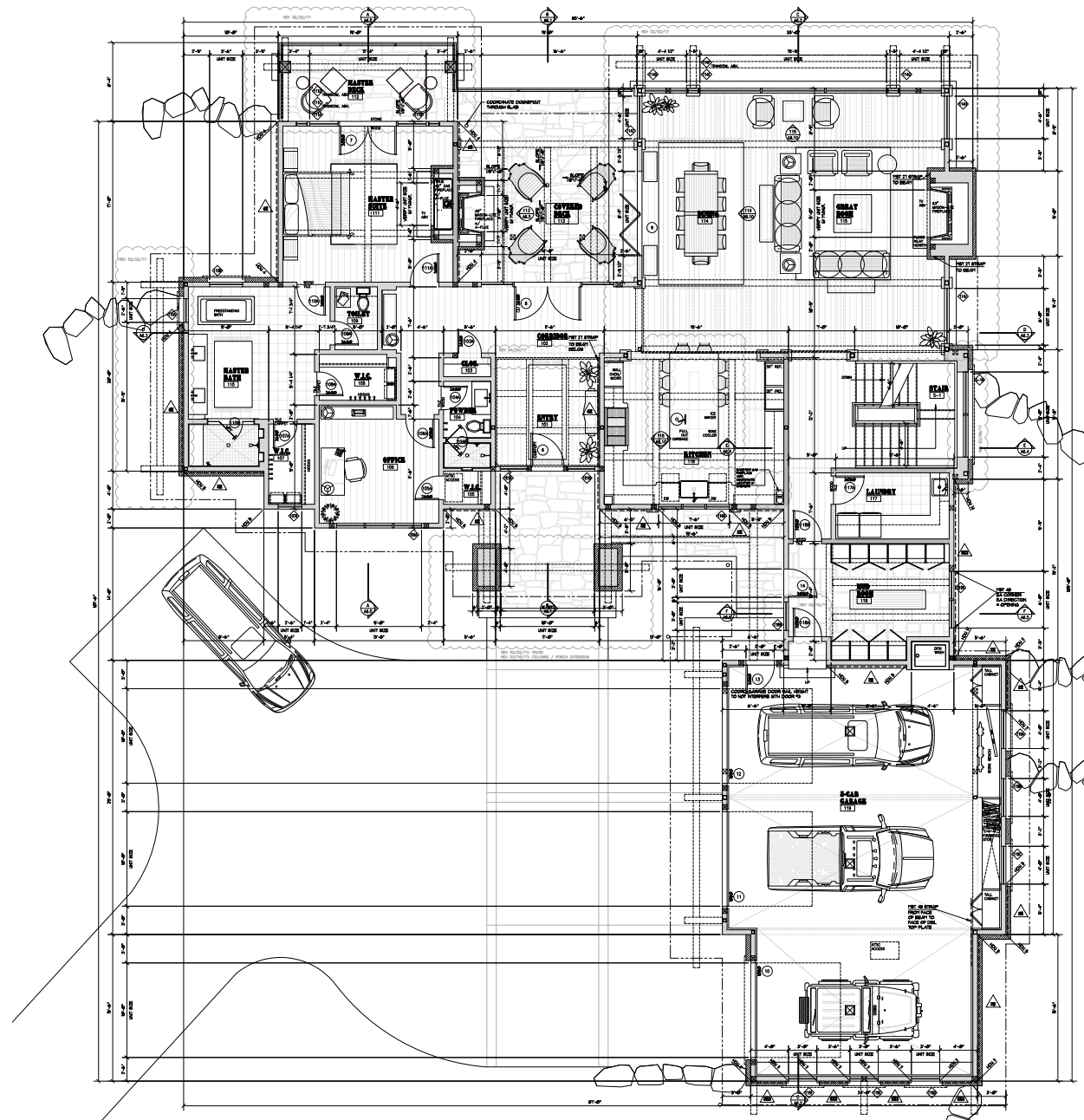
This residence is located within Yellowstone Club, a 15,200 acre private, gated community located in Big Sky, Montana. Yellowstone Club is the world's only private ski and golf community, encompassing thousands of acres of private skiing along with a championship golf course designed by Tom Weiskopf. Additionally, whether looking to savor spectacular mountain panoramas, explore the vast wilderness or enjoy high-quality amenities, Yellowstone Club offers everything from fly fishing, hiking and biking trails to fine dining and spa services. Professional SnowSports, golf and outdoor recreation programs, along with dedicated children's activities, round out the unique Montana experience that is Yellowstone Club.



MAIN LEVEL DECK VIEW OF
CEDAR, PIONEER RIDGE, & LONE PEAK

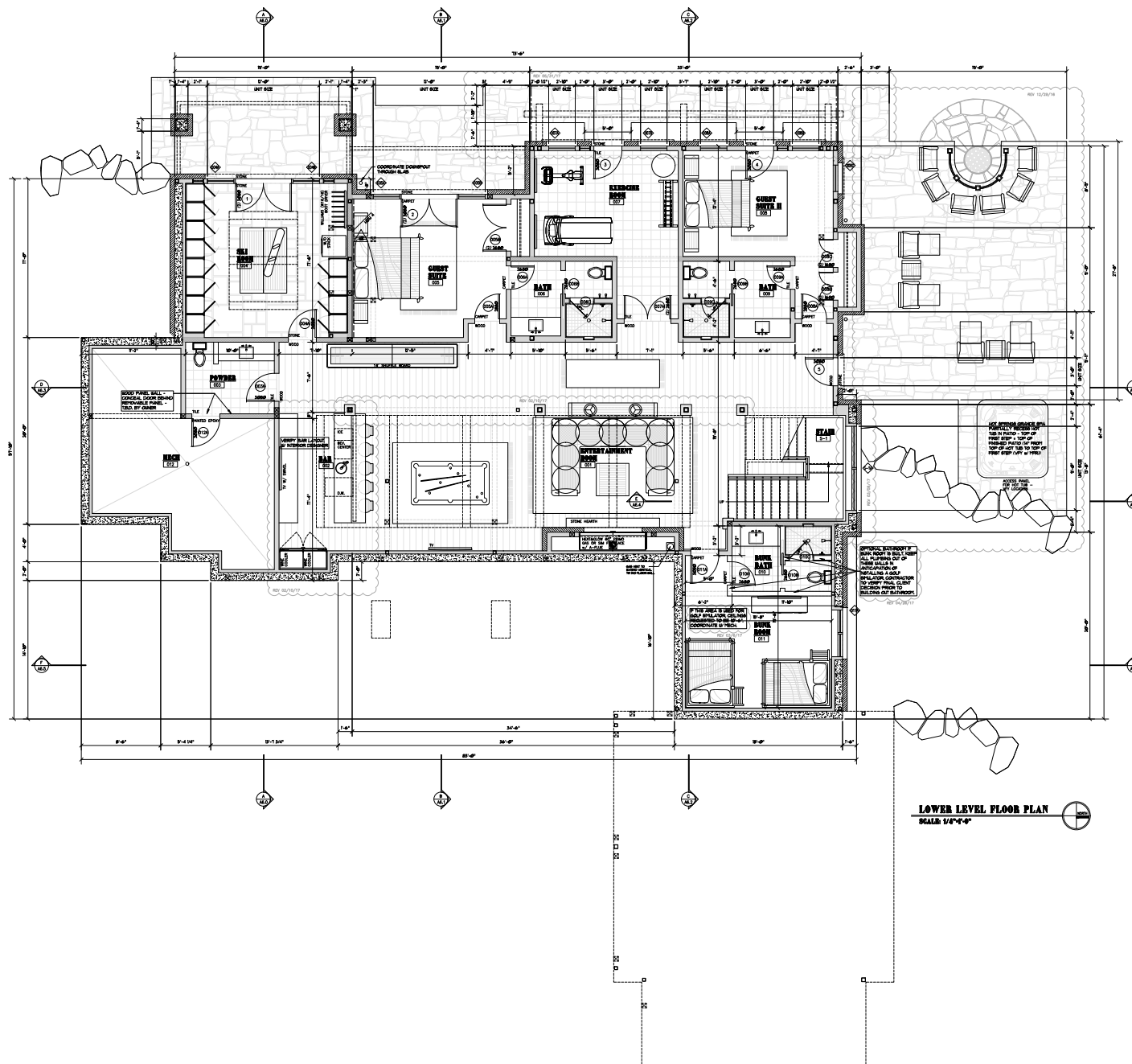
- BIG SKY RIDGE 447 -

MAIN LEVEL

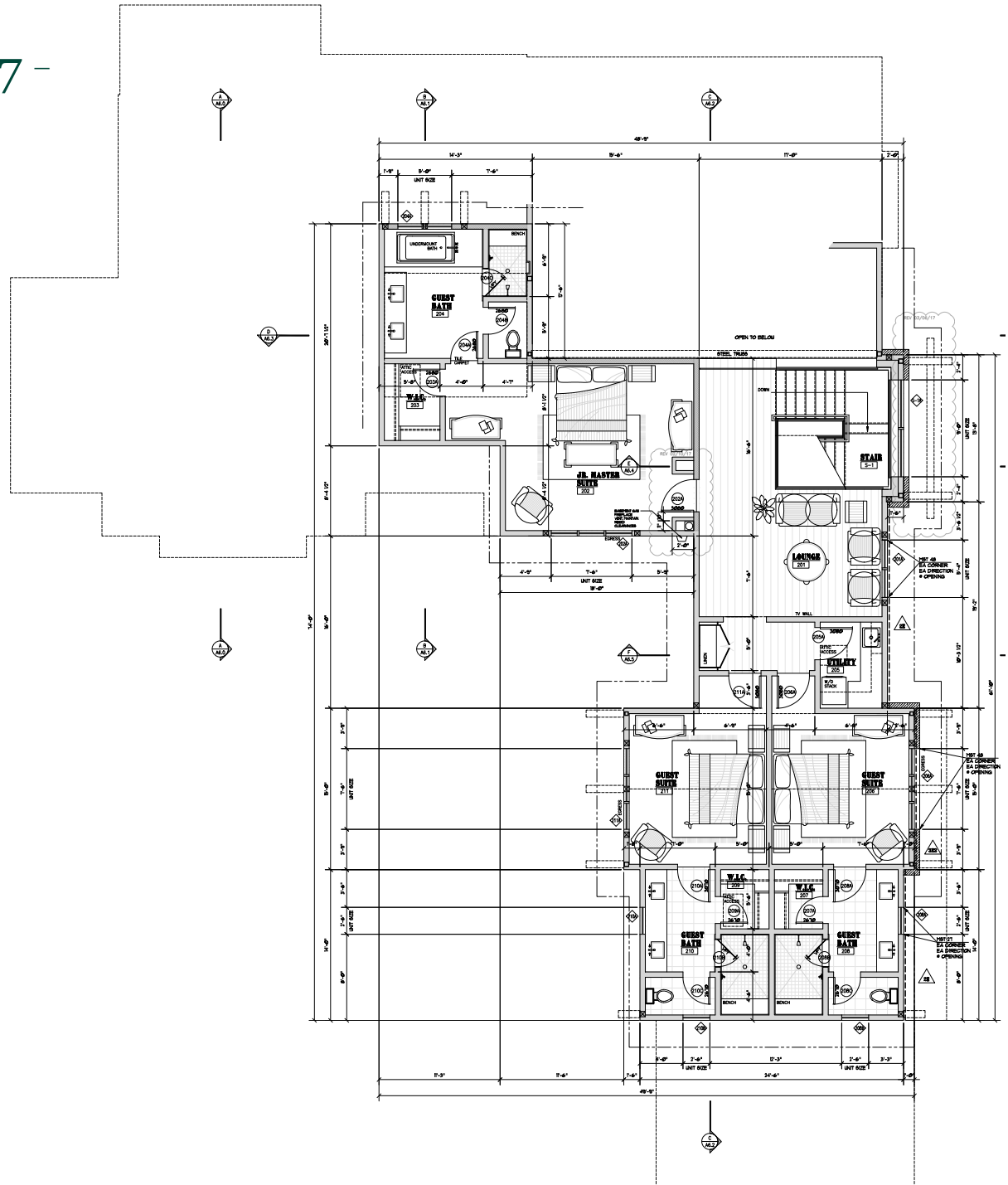


LOWER LEVEL

LOWER LEVEL



- BIG SKY RIDGE 447 -
UPPER LEVEL





FOYER



GREAT ROOM / DINING



KITCHEN

OPEN FLOOR PLAN



MASTER
BEDROOM





MASTER
BATHROOM



UPPER LEVEL
SITTING ROOM / LOUNGE



GUEST BEDROOM 1



GUEST BATHROOM 1



GUEST BATHROOM 2



GUEST BEDROOM 2



LOWER LEVEL
REC ROOM/LIVING ROOM



BUNK ROOM



GUEST ROOM 3



SKI LOCKER ROOM



YELLOWSTONE CLUB

For more information about this property and its pricing please contact YC Realty.

(888) 700-7748 | (406) 995-4900 | ycsales@yellowstoneclub.com | P.O. Box 161097 | Big Sky, Montana 59716

www.yellowstoneclub.com

All information deemed reliable, but not guaranteed. All acreages and square footages are estimates. The purchase of a home or homesite does not include membership in Yellowstone Club, or any right to use the private club facilities. Ownership of a home/homesite includes an obligation to pay assessments to a property owner's association. Please ask a sales associate for details. Photographs are representational of the approximate view corridors from the home. Livable square footages listed in this marketing piece are based upon the calculation of only the heated and livable areas within the exterior walls of the property and said square footages are deemed reliable, but not guaranteed. All acreages and square footages are estimates and are provided by the Seller or his designated representative; these measurements should not be a substitute for one's own evaluation and investigation. Ski accessibility is a relative term and can have different implications and meanings depending on the individual. One should investigate fully the property as it relates to its potential ski access and determine for themselves the degree of ski access the property might have or be developed. Buyer acknowledges and agrees that neither the Seller, the Broker, the Sales Associate nor any other real estate representative of the Yellowstone Club or its related affiliates have made any warranties or representations upon which Buyer has relied concerning the ski-in ski-out accessibility of the property. The determination of the level of ski access that a property might have will be the Buyers sole determination.

12/18