



ANDESITE RIDGE | 78

36 Fossil Road

EXTERIOR



- ANDESITE RIDGE 78 -

36 FOSSIL ROAD

From its perch at nearly 8,400 feet, custom residence Andesite Ridge 78 is the quintessential setting for catching the subtleties of the mountains. From the first dusting of a late autumn snowfall, to the drooping boughs of a winter storm, to the bright green pops of early spring, this home is designed to capture the beauty in the everyday. The Andesite Ridge neighborhood is loved for its nod to the simple grace that comes with mountain living: ski-in/ski-out, views of mountaintops, mature lodgepole pines, and, of course, bountiful amenities just a short drive away.

Andesite Ridge is a spacious, 4-bedroom, 5-bathroom home. This home encompasses two levels, and includes custom touches that come standard with Yellowstone Club living: hand-crafted natural materials, huge windows that expertly frame mountain views, high-end appliances, and comfortable guest accommodations. Add in the hot tub, fireplaces, and huge deck and this home is the perfect getaway, no matter the season.

The home's first level features the main living spaces of the residence, including the kitchen, great room, dining room, and master suite. Vaulted ceilings throughout allow windows to climb to the heavens, framing spectacular view of Pioneer Mountain and Lone Peak. The open floor plan encourages easy movement between spaces: dinner parties effortlessly turn into intimate evenings before the fireplace or on the sweeping deck, watching the night sky come to life. The master suite on the main level is a retreat in unto itself, with comfortable seating nooks and ample space. A second bedroom suite on the opposite end of the main level ensures both privacy and comfort for guests.

The home's lower level is ideal for more informal gatherings with its family room (ping pong table!) and media room. Two separate bunk rooms, each with sleeping space for at least four people, guarantee accommodations for even the largest gatherings. These bedrooms share a deluxe version of the jack-and-jill bathroom, with double sinks and spacious facilities. This bathroom transitions into a dressing room which then opens outside to the hot tub area, making it even easier to soak outside on winter nights.

Numerous features round out this property, including the two-car heated garage, a covered ski-in entryway and ski room, and redwood decking. The nearly 2.5-acre lot guarantees a serene and private setting, enhanced by the open space that borders this property to the north. The Andesite Ridge neighborhood is a short drive to the famed base area, home to many of the YC's much-loved amenities, including fine dining, concierge services, gear rental, shopping, and adult and youth recreation.





FAMILY ROOM



GREAT ROOM

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FEATURES

5,298 heated livable square feet
4 bedrooms
3 bathrooms + 2 powder rooms
2.48-acre lot
Ski room, separate mud room

Bordered by open space to the north, preserving the viewshed of the Spanish Peaks

Adjacent to ski trail

Views of Pioneer Mountain, Lone Peak, Spanish Peaks, and Gallatin Range

LOWER LEVEL

*Media Room / Family Room / Bunk Room 1 / Bunk Room 2
Bunk Room Bath / Powder Room / Covered Patio / Mechanical Room*

UPPER LEVEL

*Foyer / Kitchen / Dining Room / Great Room / Master Bedroom Sitting Room / Master Bathroom
Outdoor Deck / Office / Powder Room / Laundry Room / Guest Room / Guest Bathroom
Ski Room / Mud Room / 2-Car Garage*

**Architectural floor plans available upon request*

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.



CUSTOM STONE DETAIL



KITCHEN



DINING ROOM



MASTER BEDROOM

MASTER BATHROOM





SITTING ROOM

SKI ROOM





GUEST BEDROOM



GUEST BATHROOM



GUEST DECK



OFFICE



BUNK ROOM 1





BUNK ROOM 2



HOT TUB



EXTERIOR VIEWS



MAIN LEVEL DECK



YELLOWSTONE CLUB

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

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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.