

INSIDE: Your guide to the Steamboat Wine Festival + Cordillera Home & Garden Tour

MOUNTAIN LIVING

THE ROAD TO RECOVERY

An up-close
look at
today's
mountain
real estate
markets

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THE REAL ESTATE ISSUE

Why now may be the right time to buy



THE KOOTENAI, Swan Lake, Montana

THE KOOTENAI, Swan Lake, Montana Nestled between two mountains in Montana's Flathead Valley, this private residential enclave is home to just 42 luxury cabins— from meticulously restored 19th-century log cabins to brand-new residences—that sit among the trees where Swan Lake, Johnson Creek and the Swan River meet.

The century-old Kootenai Lodge is the community's prime gathering spot, ideal for groups of all sizes. There, residents enjoy quiet conversation in the fireplace-warmed main hall or a drink at the copper-topped bar. Other perks include a charming walk-up ice-cream counter, a fitness center and pool, a nature center, and a concierge and outdoor recreation director to plan any adventure imaginable.

VITALS Four- and five-bedroom homes, from 3,800 to 6,330 square feet, are priced from \$2 million to \$7 million. 406-837-3000, thekootenai.com

THE RIDGE AT TELLURIDE, Telluride, Colorado With top-of-the-world views in a national forest setting, this intimate development prides itself on being automobile-free. And rightfully so: It's the only mountain community in North America that's truly car-free. Residents take the gondola from Mountain Village to the top of Telluride Mountain, then get around in neighborhood electric vehicles (NEVs). From such a lofty perch, the ski-in/ski-out location guarantees first tracks on a powder morning.

Fifty residences range from three-bedroom condos to three- and four-bedroom cabins and custom homesites surrounded by pine forests and aspen groves. A clubhouse features a spa, fitness center, indoor pool, sunset deck with fire pit, and heated garage for NEVs.

VITALS Custom homesites are priced from \$575,000 to \$750,000. Cabins offering 3,100 to 4,400 square feet of living space are priced from \$2.725 million to \$3.895 million. New three-bedroom, 3,000-square-foot condos are not yet priced. 970-728-6661, theridgeatelluride.com