

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



2405 Blue Silos Way, Bozeman MT 59715

\$649,900

Acres: ± 0.0643

MLS#: 391763

INTRODUCTION

Welcome to this pristine northeast-side house on the park, offering close to downtown living while seamlessly merging with a picturesque mountain backdrop. Begin your days on the spacious covered front porch, overlooking the community park space. As the day ebbs, retreat to the sizeable covered back deck, offering an uninterrupted view of the serene 60-acre Story Mill Community Park. Stepping through the entrance, you're greeted by exquisite white oak hardwood flooring that gleams under the abundant natural light. The seamless transition between rooms is enhanced by solid fir doors and cabinets. With triple-pane windows that not only offer stunning views but also ensure maximum insulation, this home invites you to experience comfort in all seasons. The kitchen boasts Energy Star Bosch appliances, ready for your culinary adventures, with water-saving fixtures ensuring conservation without compromising on functionality. On the second floor, discover a full bathroom with sophisticated tile work complementing the serene two bedrooms. The main floor's half bath is conveniently located for guests, and the partially unfinished basement is already equipped with egress windows and holds the promise of expansion and customization. Built to the esteemed LEED Gold standards, the structure showcases a highly efficient building envelope, equipped with superior insulation. The perimeter landscaping hosts settled, water-efficient plants. This beautiful home is surrounded by whispers of mature trees and the calming embrace of the Bridger Mountains. Enjoy being in close proximity to numerous coveted trail systems, with adventure awaiting right at your doorstep. With the famous Main Street to Mountains Trail so close, imagine the joy of bypassing trailhead parking, and delving straight into the wonders of the M Trail, Drinking Horse Trail, Bridger Creek golf course, popular coffee shops and beyond. One of the only houses for sale in Bridger View to offer a driveway with two parking spaces right next to the home. This property provides immediate connectivity to some of the best recreational spaces Bozeman has to offer.

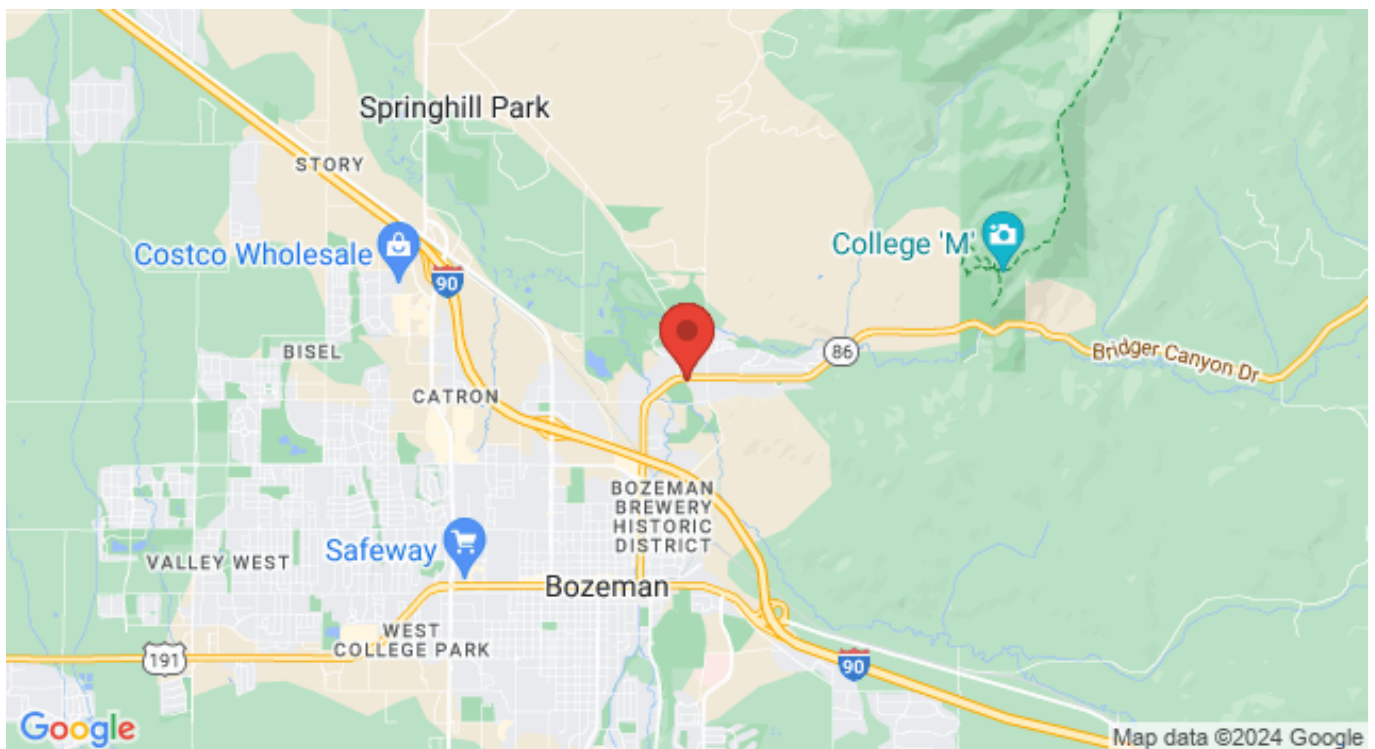


FEATURES

Status:	Contingent
Type:	Residential
Sub Type:	Single Family
Acres:	± 0.0643
View:	Meadow, Mountains, Southern Exposure, Trees/Woods
Water Features:	None
Listing Date:	2024-05-03
Listing Agent:	Brittany Foster of eXp Realty, LLC

Style:	Craftsman
Year Built:	2022
Beds:	2
Baths:	2
Appliances:	Dryer, Dishwasher, Disposal, Range, Refrigerator, Washer
Heating/Cooling:	Heat Pump, Wall Furnace, Ceiling Fans, Wall Window Units

LOCATION

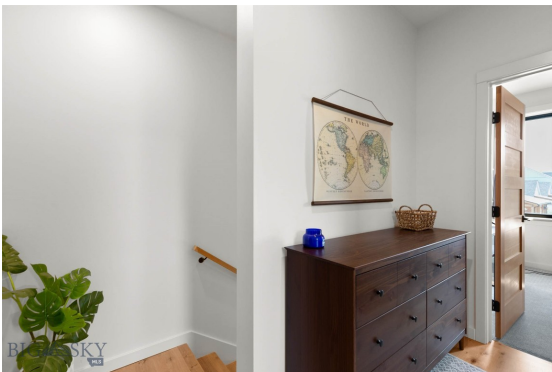


Address: 2405 Blue Silos Way, Bozeman MT 59715

PHOTOS













BOZEMAN LIFESTYLE™



Bozeman lifestyle is considered one of the most appealing in the West. Bozeman is routinely ranked as one of the best places to live, best places to retire, best place to raise a kid, best place to visit, best ski town, and best college town. Big Sky Resort is also frequently recognized as one of the world's best ski resorts, most affordable ski resort, and best ski resort for families.

Bozeman is known for its friendly people, sense of community, excellent schools and quality of life. The town has a western charm and a relaxed attitude. The Bozeman Quality Of Life index rates very well due to access to Outdoor Recreation, Amusement, Culture, Education, Medical, Religion, Restaurants and Weather. Bozeman has the cultural amenities of a local symphony and ballet, an energetic downtown restaurant and art scene, and the vibrancy of a college community. Located 16 miles north of Bozeman in the Bridger Canyon area is Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955. Big Sky Resort is less than an hour away and is also frequently recognized as one of the world's best ski resorts, most affordable ski resort, and best ski resort for families.

When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

A world class destination for fly fishing, Bozeman is home to the world's most famous Blue Ribbon fly fishing rivers, spring creeks and lakes on Earth. The Yellowstone, Madison, Gallatin, Jefferson, Beaverhead, and Missouri rivers are all nearby.

Bozeman has 60 miles of "Main Street To Mountains" trail system in town, surrounded by 6.9 million acres of public land.

GALLATIN COUNTY

Located in a sweeping valley in the heart of the Rocky Mountains, Gallatin County is the most populated and fastest growing county in scenic southwest Montana. Gallatin Valley has a rich history. Native Americans referred to this area as the “Valley of Flowers”. The name seems appropriate because of the great variety of wild flowers found on the mountainsides as well as in the valley. Gallatin Valley derives its name from the Gallatin River, one of the forks of the Missouri river that rises in Yellowstone Park. The Gallatin river, Jefferson river, and Madison river all merge at the town of Three Forks to form the Missouri River. Lewis and Clark named the rivers on their famous expedition to this part of the world in 1805.



There are approximately 1,682,048 acres (2,500 square miles) in Gallatin County including over 16,500 acres in surface water. Approximately 800,000 acres in Gallatin County are owned by the public and managed by several local and national agencies including the Bureau of Land Management, U.S. Forest Service, National Park Service, Montana Fish Wildlife & Parks, Montana Department of Transportation, Department of Natural Resources & Conservation and various local governments. The U.S. Forest Service is the largest land holder in Gallatin

County, currently managing over 665,000 acres. In addition to the Forest Service, various state departments manage approximately 61,000 acres. The Bureau of Land Management holds just over 9,000 acres and an additional 1,600 acres belongs to local governments. On the southern edge of Gallatin County is Yellowstone National Park. Yellowstone National Park is one of the world’s primary wildlife preserves and has the greatest concentration of geysers and hot springs in America. Yellowstone National Park is 2,219,789 acres in size (Larger than Rhode Island and Delaware combined). Over 97,600 acres of Yellowstone National Park is located within Gallatin County.

BOZEMAN REAL ESTATE EXPERT

Delger Real Estate sold over \$155 Million in Real Estate in 2016-2023. Recognized experts in Internet Marketing and Technology, Delger Real Estate are able to generate maximum exposure for their real estate listings. The result: according to ListHub, Delger Real Estate listings outperform 98% of the market. We encourage you to contact Craig to learn more about real estate in Bozeman and the surrounding areas.

POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE



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