

# DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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**THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT**

*Powered by Data, Technology, and Local Expertise*



## 138 Creekbank Loop, Bozeman MT 59718

\$1,795,000

Acres: ± 0.321

MLS#: 396722

# INTRODUCTION

Nestled in the beautiful Creekside subdivision, this stunning new construction home offers an unbeatable location and panoramic mountain views from every corner. Step into the welcoming entryway, to your left is a versatile bedroom, ideal as a home office or guest room, paired with a beautifully finished bathroom, featuring floor-to-ceiling tile in the shower. As you walk through the foyer, the staircase to the upper floor is on your right, but continuing forward leads you into the breathtaking great room. Soaring ceilings and a beautifully tiled fireplace create an inviting space, and sliding doors open to a covered patio, revealing awe-inspiring Bridger Mountain views. The open-layout kitchen is equipped with premium KitchenAid appliances, an oversized island, and a massive walk-in pantry plus a command center providing ample space for all your organizational needs. The dining area offers direct access to not one, but two covered patios, perfect for outdoor dining and entertaining while soaking in the incredible mountain views. Attached to the kitchen, a well-designed mudroom with custom wood benches, cubbies, and hooks ensures all of your essentials stay organized and out of sight. This space connects to the spacious two-car garage for added convenience. Upstairs, you'll find two generously sized bedrooms, each with walk-in closets and beautifully finished bathrooms. The laundry room is thoughtfully placed for easy access. The luxurious primary suite is truly a retreat, featuring a private, oversized balcony where you can enjoy morning coffee with stunning sunrise views. The en suite bathroom boasts a freestanding soaking tub, dual vanities, an expansive walk-in tile shower with dual showerheads, heated floors, and a large walk-in closet. Back on the main floor, through the kitchen and mudroom, an entirely separate space awaits. This incredibly private 480+/- studio apartment includes one bedroom and full bathroom, kitchen, laundry area and its own entrance and private garage, offering flexibility for various living arrangements. The home is fully landscaped and includes fencing, with direct access to the trail system from your front and backyard, offering the perfect balance of modern living and outdoor adventure.

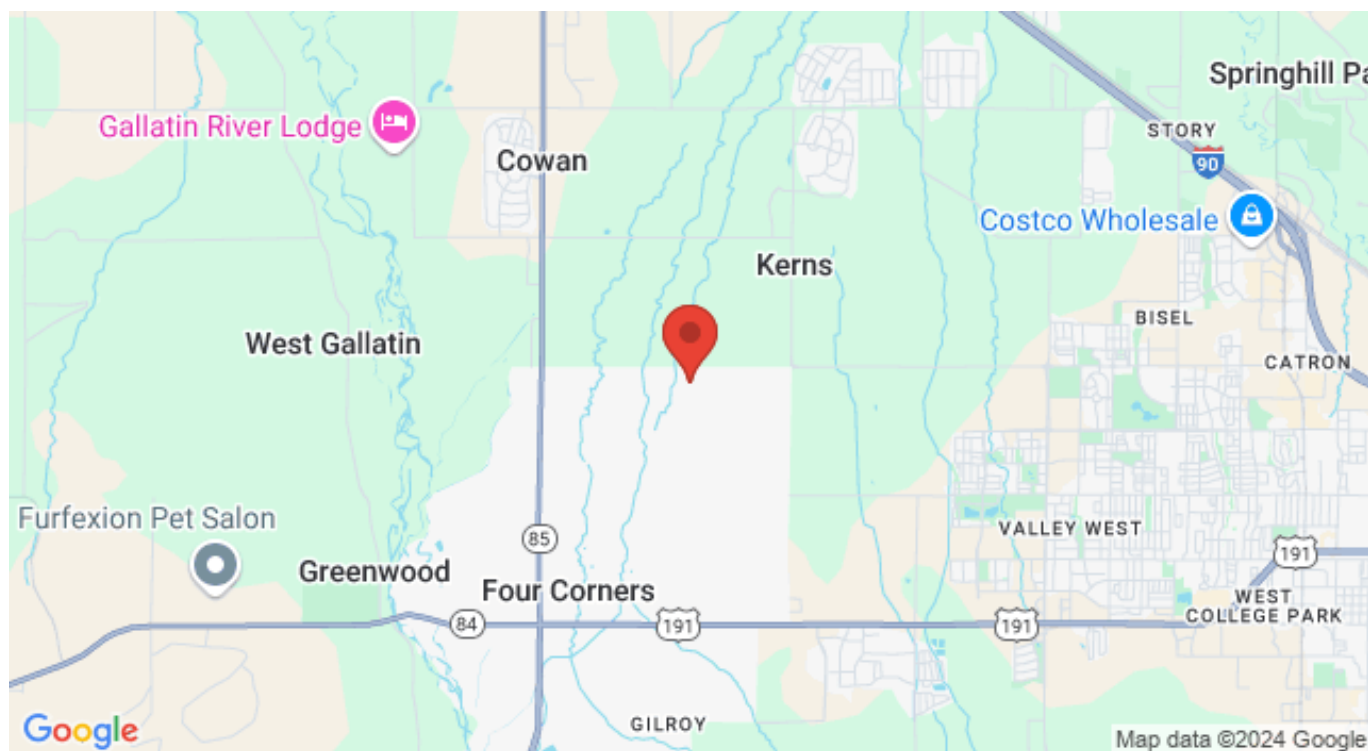




## FEATURES

<b>Status:</b>	Active	<b>Style:</b>	Custom
<b>Type:</b>	Residential	<b>Year Built:</b>	2025
<b>Sub Type:</b>	Single Family	<b>Beds:</b>	5
<b>Acres:</b>	± 0.321	<b>Baths:</b>	5
<b>View:</b>	Farmland, Mountains, TreesWoods	<b>Appliances:</b>	Dishwasher, Disposal, Range, Refrigerator, WineCooler
<b>Water Features:</b>	None	<b>Heating/Cooling:</b>	ForcedAir NaturalGas RadiantFloor CentralAir, CeilingFans
<b>Listing Date:</b>	2024-09-23		
<b>Listing Agent:</b>	Kelsey Renevier of Coldwell Banker Distinctive Pr		

## LOCATION



Address: 138 Creekbank Loop, Bozeman MT 59718

# 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.

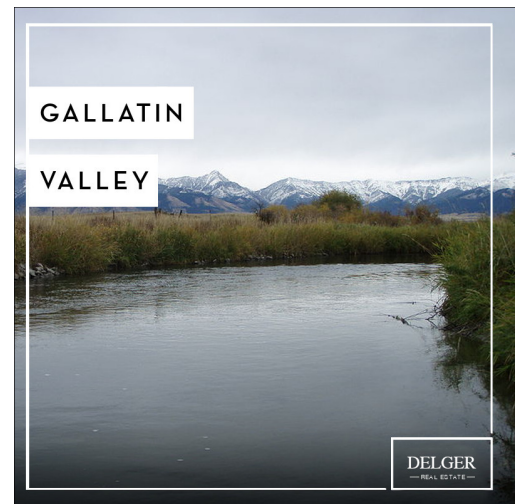
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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.



# LUXURY REAL ESTATE EXPERT

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*POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE*



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