

DELGER
— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger
BROKER / OWNER
406.581.7504

THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



257 Turtle Way, Bozeman MT 59715

\$995,000

Acres: ± 0.179

MLS#: 399567

DELGER
— REAL ESTATE —
BOZEMAN MONTANA

DelgerRealEstate.com

REALTOR® CERTIFIED MEMBER
MLS  
Information deemed reliable,
but not guaranteed

INTRODUCTION

Experience the best of Bozeman living in this architecturally designed NE Bozeman home with water views. Built by Bozeman Building Traditions, this home features tons of natural light, a welcoming and functional floorplan and eco-conscious features and finishes throughout. Fantastic location with direct access to Glen Lake Rotary Park, East Gallatin Recreation Area pond and beach, and expansive trail system that connects to the Bridger Mountains. Thoughtful finishes throughout include polished concrete flooring with in-floor radiant heat, plaster walls, artisan countertops, wood trim and doors, laminate cabinetry, Sierra Pacific windows, Sunny Boy solar array, all solid surface flooring and soapstone wood burning stove. Pride of ownership shows through! Move-in-ready condition includes updated interior paint, lighting, updated flooring, renovated bathrooms and updated kitchen. Main floor features a sunny entry with bench and task area, sunny living room with plentiful windows, side patio with wood storage, spacious dining area and updated kitchen with plentiful storage, pantry, laundry and half bath. Second level features a remodeled primary suite with walk-in closet, vaulted ceilings, A/C mini split, updated twin vanities, additional built-in storage and artistic tadelakt shower. Three more spacious second level bedrooms feature vaulted ceilings, large closets and restful natural light share a hall bath with tadelakt shower and soaking tub. Attached one car oversized garage is perfect for storing all your Montana adventure equipment. Sunny front porch is surrounded by a water-wise flowering perennial garden. Fenced rear yard backs to community green space with live water. Enjoy mature trees, raised garden bed, perennial plantings, irrigation well and a spacious and private paver patio that is perfect for relaxing summer BBQs. The beach awaits at the park, allowing for ample water recreation opportunity including fishing, paddle boarding, kayaking, and swimming. Breweries and shopping just minutes away. Trails connect to Map Brewing, Bridger Creek golf course, Story Mill Park, Bridger Mountains, and downtown Bozeman via the Main Street to the Mountains trail system. 25-minute drive to Bridger Bowl, 1 hour to Big Sky, 30 minutes to blue ribbon fishing, 5 minutes to Cannery District and downtown historic Bozeman dining, shopping, and amenities. Don't miss the 360 VR Matterport Tour!



FEATURES

Status:	Active	Style:	Custom
Type:	Residential	Year Built:	2006
Sub Type:	Single Family	Beds:	4
Acres:	± 0.179	Baths:	3
View:	Lake, Mountains, Pond, River, CreekStream, Valley, TreesWoods	Appliances:	Dryer, Dishwasher, Disposal, Range, Refrigerator, Washer
Water Features:	Creek	Heating/Cooling:	HeatPump RadiantFloor Wood WallWindowUnits
Listing Date:	2025-02-18		
Listing Agent:	Marcie Hahn-Knoff of Knoff Group Real Estate		

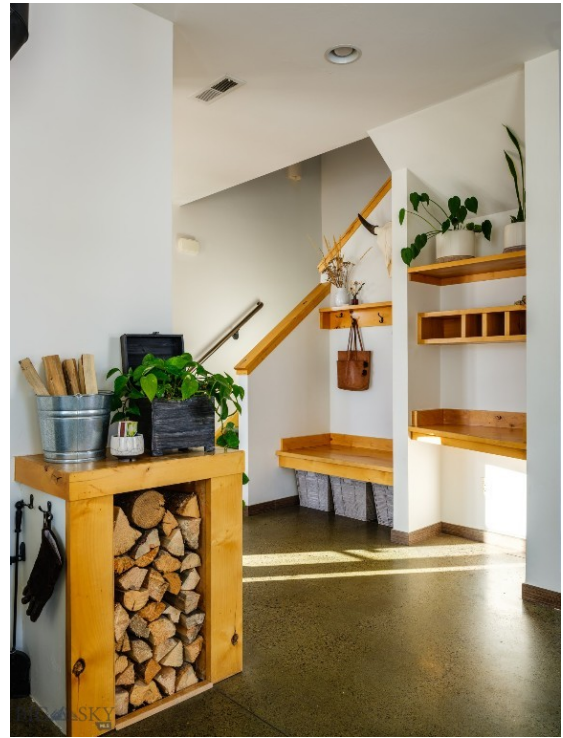
LOCATION



Address: 257 Turtle 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.

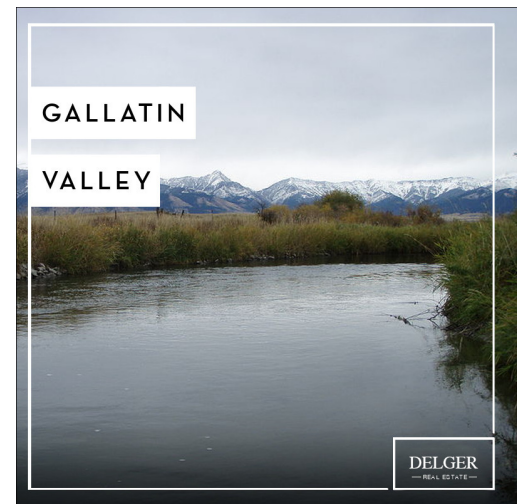
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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*



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

v1.01-2025-07-07