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

81 Creekbank Loop, Bozeman MT 59718

$1,195,000
Acres: ± 0.1915
MLS#: 399821

INTRODUCTION

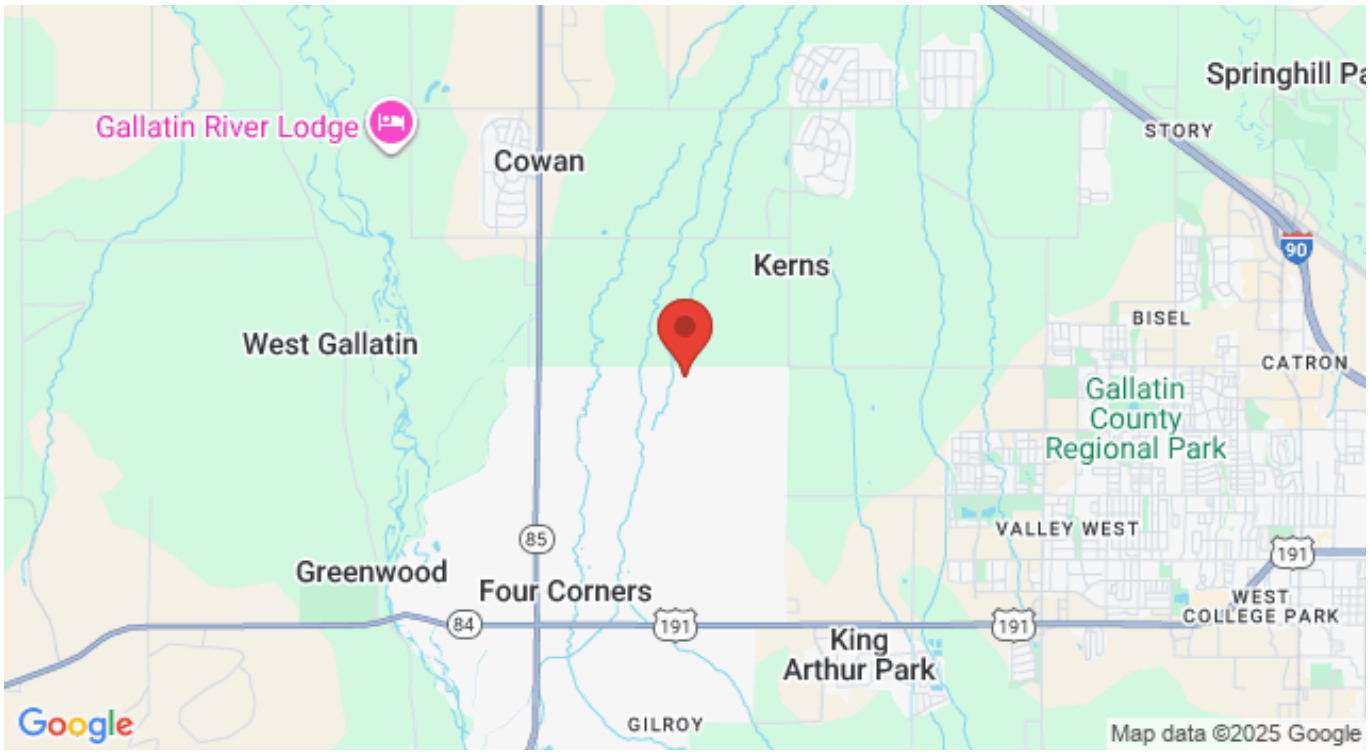
Welcome to this beautifully designed new construction home in the sought-after Creekside neighborhood, located in the Monforton School District. Every detail of this spacious four-bedroom, three bathroom home was thoughtfully crafted to balance comfort, function, and style.The open-concept main level seamlessly blends the spacious kitchen, dining, and living areasideal for entertaining or gathering with family. The kitchen is highlighted by a large island, walk-in pantry, and sleek finishes, with plenty of natural light streaming in through oversized windows. A private office/bedroom near the front entry provides a great work-from-home setup, while the mudroom off the garage includes built-in storage to keep daily life organized.Upstairs, the primary suite includes a spacious bedroom, luxury en-suite bath with dual vanities, walk-in tile shower, and large walk-in closet. Two additional bedrooms, both with walk-in closets, share a full bathroom with dual vanities. The laundry room is also upstairs, thoughtfully placed near the bedrooms. Outside, enjoy a fully fenced backyard that backs directly to the neighborhood trail system, with private access for easy connection to Creeksides trails and open spaces. Relax on the covered front porch or the expansive covered rear patio, perfect for enjoying all that Montanas seasons have to offer.

FEATURES

Type:	Residential
Sub Type:	Single Family
Acres:	± 0.1915
View:	Farmland, Mountains, TreesWoods
Water Features:	None
Listing Date:	2025-03-08
Listing Agent:	Kelsey Renevier of Coldwell Banker Distinctive Pr

Style:	Custom
Year Built:	2025
Beds:	4
Baths:	3
Appliances:	Dishwasher, Disposal, Range, Refrigerator
Heating/Cooling:	ForcedAir NaturalGas RadiantFloor CentralAir, CeilingFans

LOCATION



Address: 81 Creekbank Loop, Bozeman MT 59718

PHOTOS

GREAT ROOM FINISHES

KITCHEN FINISHES

POWDER BATH FINISHES

FINISHES BATH 2 (UPSTAIRS)

FINISHES MASTER BATHROOM

FINISHES LAUNDRY ROOM

Cabinets

Slab

Sink

Bath Floor

Faucet

BIG SKY

FINISHES MUD ROOM

Wood Floring

Shelf/Bench

BIG SKY

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.

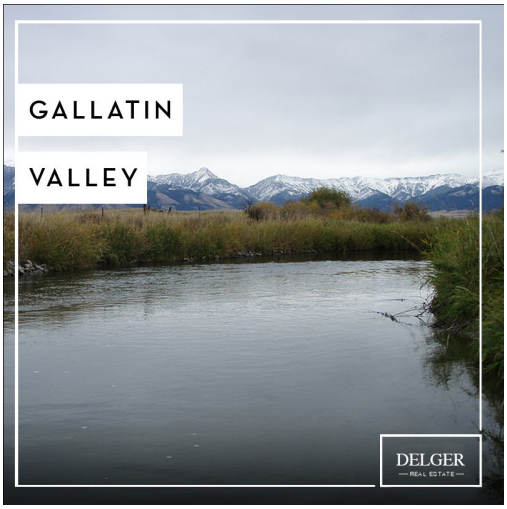
Bozeman is known for its friendly people, sense of community, excellent schools and quality of life. The town has a western charm and a relaxed attitude. The Bozeman Quality Of Life index rates very well due to access to Outdoor Recreation, Amusement, Culture, Education, Medical, Religion, Restaurants 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 word'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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