

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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Powered by Data, Technology, and Local Expertise



3380 S 23rd Avenue, Bozeman MT 59718

\$998,000

Acres: ± 0.17

MLS#: 400049

INTRODUCTION

Welcome to this stunning 3-bedroom, 2.5-bathroom home in the Southbridge community of Bozeman, where space, style, and comfort come together seamlessly. With 3,022 sqft of thoughtfully designed living space, this home offers an airy, open-concept layout that feels both expansive and inviting perfect for modern living and effortless entertaining. Step inside this spacious and airy main level. The great room is both cozy and expansive, flowing effortlessly into the designated dining area large enough for a formal dining table. The heart of the home is the gorgeous kitchen, featuring a massive island that comfortably seats five, sleek stainless-steel appliances, a gas range, and a large walk-in pantry. With a beautiful farmhouse sink sits beneath a picture window, offering serene views of the lush backyard. Just off the kitchen, a stylish half bath and a functional mudroom lead to the two-car garage perfect for handling Montana's outdoor lifestyle. This home also features a versatile main level den/office space. The main level is thoughtfully designed for entertaining, offering ample space for guests to gather and unwind. Upstairs, your private retreat awaits. A grand family room at the top of the stairs provides the perfect spot for movie nights, a relaxing lounge space, or a game room. The oversized laundry room is conveniently located nearby, making chores effortless. Two spacious guest bedrooms share a large full bath, while the primary suite is a true sanctuary large enough for a king-sized bed and a cozy sitting area. The ensuite bath features dual vanities, a grand walk-in shower, and a generous walk-in closet. Step outside to your beautiful backyard, with amazing views of the iconic Bridger Mountains. Enjoy all the views the Big Sky country has to offer in your hot tub after a long day at work or sit out on your covered patio to truly enjoy your morning coffee. Located in Southbridge, this home offers easy access to skiing, hiking, mountain biking, and fly fishing bringing Montana's breathtaking natural beauty right to your doorstep. Just minutes from downtown Bozeman and Montana State University it provides the perfect blend of convenience and tranquility. Don't miss out on this rare opportunity to own this spacious, beautifully crafted home in South Bozeman!



FEATURES

Status:	Active	Style:	Traditional
Type:	Residential	Year Built:	2017
Sub Type:	Single Family	Beds:	3
Acres:	± 0.17	Baths:	3
View:	Mountains, Valley	Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, WaterSoftener, Washer
Water Features:	None	Heating/Cooling:	ForcedAir NaturalGas CentralAir
Listing Date:	2025-03-25		
Listing Agent:	PollyAnna Snyder of Engel & Volkers - Bozeman		

LOCATION



Address: 3380 S 23rd Avenue, 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.

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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