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

*Powered by Data, Technology, and Local Expertise*



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

## 24 King Meadows Lane, Bozeman MT 59718

\$900,000

Acres: ± 0.59

MLS#: 400522

# INTRODUCTION

Lets just say... if homes could give hugs, this one would pull you right in. Tucked on a sunny corner lot in Gallatin Heights, this charming single-level beauty has a way of making everything feel a little more effortless. Mornings start with coffee by the wood-accented fireplace, sunlight sneaking through the windows, and your favorite playlist humming in the background. The open layout flows naturally into the backyard, where patio doors beg to be opened and summer nights practically plan themselves. The kitchen? Equal parts gorgeous and practical. Granite countertops, a gas range, convection oven, pot filler, and stainless steel appliances are here to inspire your inner chef or at least make takeout nights feel fancier. The oversized island becomes a breakfast buffet, charcuterie board zone, and work-from-home command center all in one. Tucked behind is a pantry so generous, it might deserve its own ZIP code. Around the corner, a bright dining nook waits for late-night board games and birthday cake moments. And when the day winds down, three spacious bedrooms offer cozy retreat vibes, each with its own walk-in closet (no arguing over space here). The primary suite turns up the comfort with dual closets and heated bathroom floors, massive soaker tub and floor to ceiling tile shower just because. Outside, the vibe shifts from home sweet home to secret garden. You'll find rhubarb, berries, lilacs, and more dancing around cement-curbed beds, all kept lush by a smart irrigation system and your own shared well. A greenhouse wired, watered, and wonderfully intuitive extends the growing season with fans and roof vents that know when to breathe. Nearby, a 16x20 shed (with Trex decking and power!) waits patiently for your next big project or storage needs. The garage is no slouch either fully insulated, painted, and equipped with Bluetooth openers, hot/cold water, and enough space to make even a snowstorm feel like no big deal. Extra parking alongside the house includes a 61x19 pad that's ready for your camper, trailer, or epic tailgate setup. And while it doesn't shout about it, this home comes packed with smart upgrades: a Ring security system, two 50-gallon water heaters (because baths should never be rushed), and a Rainbird Bluetooth sprinkler system that basically gardens for you (just kidding, gloves are required). Some homes check boxes. This one starts stories.



# FEATURES

|                 |                                                |                  |                                                          |
|-----------------|------------------------------------------------|------------------|----------------------------------------------------------|
| Status:         | Contingent                                     | Style:           | Craftsman                                                |
| Type:           | Residential                                    | Year Built:      | 2017                                                     |
| Sub Type:       | Single Family                                  | Beds:            | 3                                                        |
| Acres:          | ± 0.59                                         | Baths:           | 2                                                        |
| View:           | Mountains                                      | Appliances:      | Dryer, Dishwasher, Disposal, Range, Refrigerator, Washer |
| Water Features: | None                                           | Heating/Cooling: | ForcedAir NaturalGas CeilingFans                         |
| Listing Date:   | 2025-03-31                                     |                  |                                                          |
| Listing Agent:  | Tamara Williams of Tamara Williams and Company |                  |                                                          |

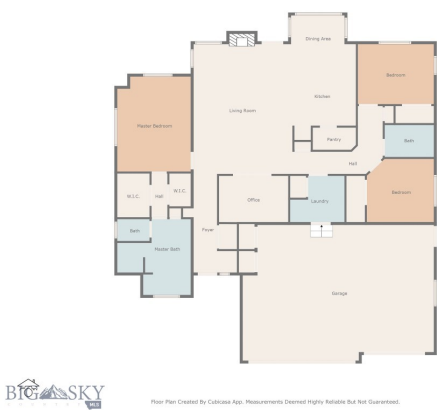
# LOCATION

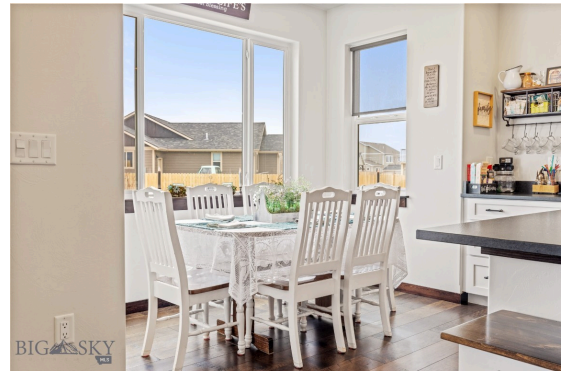


Address: 24 King Meadows Lane, Bozeman MT 59718



PHOTOS



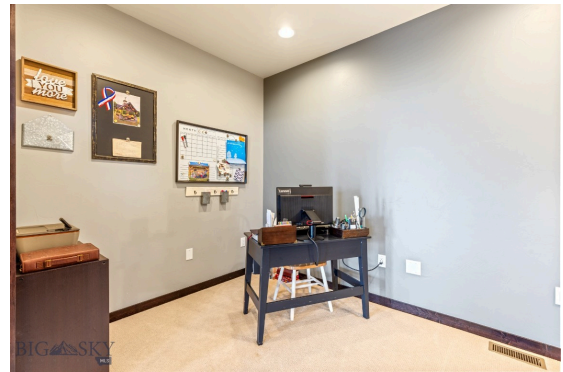


























# BOZEMAN LIFESTYLE™



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.

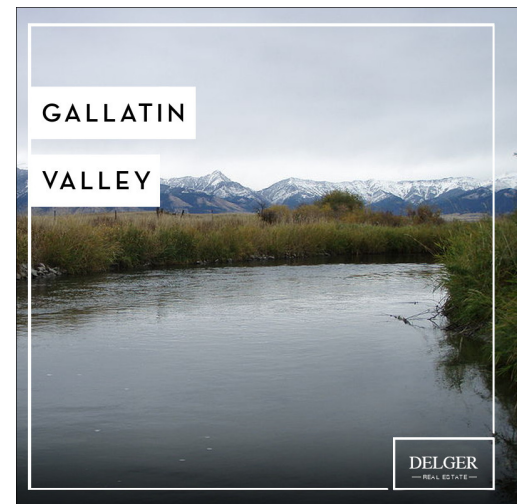
A world class destination for fly fishing, Bozeman is home to the world's most famous Blue Ribbon fly fishing rivers, spring creeks and lakes on Earth. The Yellowstone, Madison, Gallatin, Jefferson, Beaverhead, and Missouri rivers are all nearby.

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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