



THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



235 Bridger Vale Drive, Bozeman MT 59715

\$1,729,000

Acres: ± 0.094

MLS#: 400855

INTRODUCTION

These new construction townhomes in Bozeman sold out quickly, but here's your chance to grab a LIKE NEW (never lived in full-time) home that's ready to go! Bridger Vale sits nestled up to the mountains, far enough to enjoy stunning views, but close enough to enjoy nature at your doorstep. Complete with a custom blinds package, and the option to buy the furniture, you can be ready to settle in before the beautiful summer weather hits. Townhome 235 takes full advantage of beautiful Southern views as well, with Glen Lake and the Gallatin Range at your dining table. Multiple unique outdoor spaces are integrated into the home, whether you're looking to enjoy a sunny lakeview patio, a covered extension to your living space, or a private retreat off the primary suite, there are plenty of opportunities to enjoy the views. The layout of this home is perfect for entertaining or relaxing alike. Enjoy meal prep in the chef's kitchen (with GE cafe line appliances, oversized island, and walk-in pantry) while chatting with friends as they cozy around the great room fireplace; or open the dual sliding doors and enjoy the sounds of nature and snow-capped mountains as your only company (smoke detectors included in case you forget what's in the oven!!). There are also four bedrooms, each with their own bath, spaced over 3 levels for privacy and flexible use. Zoning is REMU, so owners may have an on-site business (please check zoning rules as to types). The centerpiece of the home is a top-floor primary suite, with vaulted ceilings, a private deck, and fireplace connecting the bedroom to grand bath. The home was also built with convenience in mind large laundry room with side by side washer/dryer is situated between the two top floor bedrooms, a gas powered tankless water heater provides hot water on demand, and an oversized two car garage has plenty of room for extra toys, with solar panel hookups to the garage (note: full-home solar would require a hookup to the exterior panel). HOA dues include snow removal and lawn care, great for lock and leave residents. If you are looking for the best combination of easy maintenance, views, and luxury, all within minutes of Historic Downtown Bozeman, then come check out this beautiful townhome at 235 Bridger Vale Drive today!



FEATURES

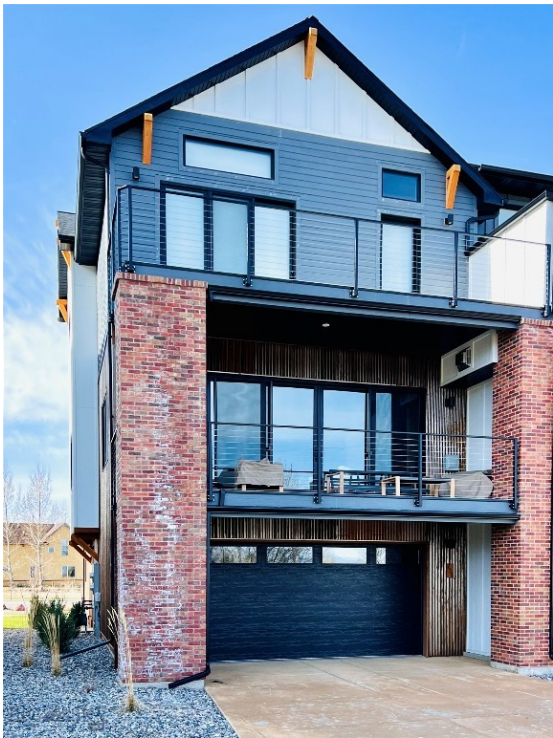
Status:	Active	Style:	Contemporary, Rustic
Type:	Residential	Year Built:	2024
Sub Type:	Townhouse	Beds:	4
Acres:	± 0.094	Baths:	4
View:	Farmland, Lake, Meadow, Mountains, Pond, Rural, River, SouthernExposure, CreekStream, TreesWoods	Appliances:	BuiltInOven, DoubleOven, Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer
Water Features:	Creek, Pond, RiverFront	Heating/Cooling:	ForcedAir CentralAir
Listing Date:	2025-04-09		
Listing Agent:	Allyson Connolly of Great Western Real Estate MT		

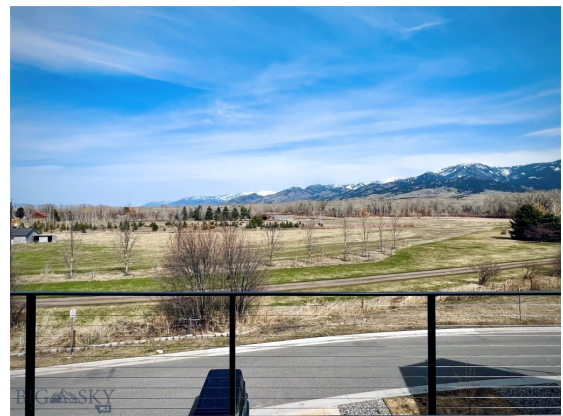
LOCATION



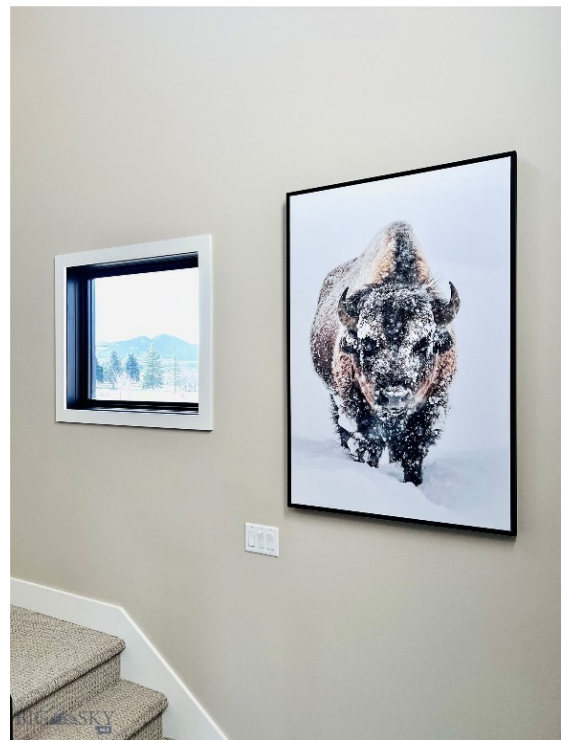
Address: 235 Bridger Vale Drive, Bozeman MT 59715

PHOTOS





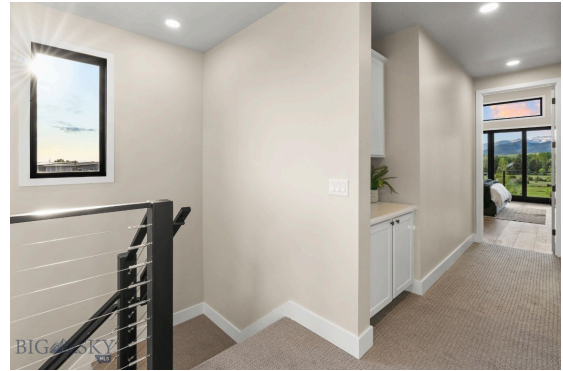














BOZEMAN LIFESTYLE™



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.

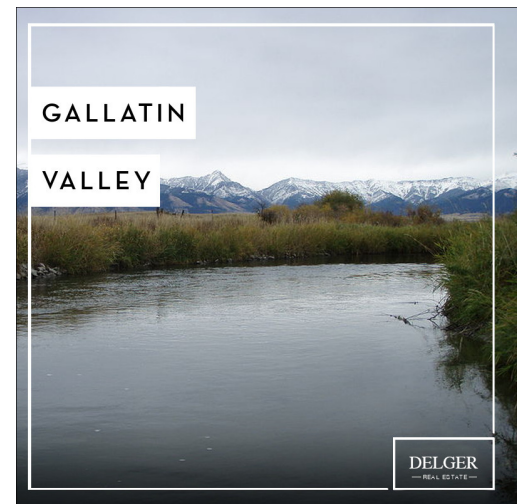
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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.

LUXURY 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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