



THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



202 Creekbank Loop, Bozeman MT 59718

\$1,450,000
Acres: ± 0.33
MLS#: 401140

INTRODUCTION

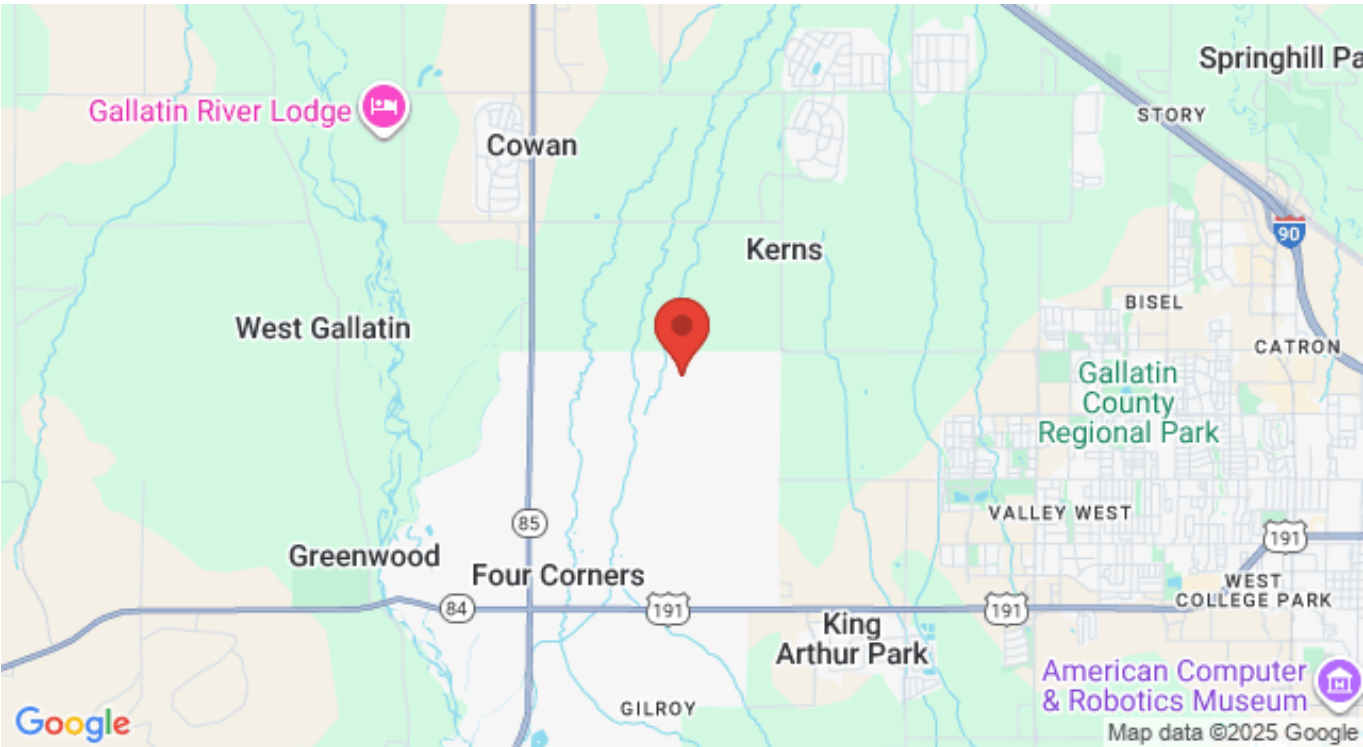
Welcome to this meticulously crafted residence in the heart of Creekside, where contemporary functionality meets refined design. This two-story home offers 3 bedrooms, 3 bathrooms, an office, and a flexible upstairs bonus room perfect for a gym, media space, or guest quarters. Step inside to discover hardwood flooring, elevated ceilings, and thoughtful architectural details throughout. The open-concept kitchen stuns with custom cabinetry, creamy quartzite countertops, and a full-height backsplash. A walk-in pantry and adjacent coffee bar add convenience and style. The light-filled great room centers around a sleek fireplace, while the dining area opens onto a covered back patio, ideal for seamless indoor-outdoor entertaining. The main floor office provides a private retreat, while a dog wash station, built-in mudroom lockers, and three three-stall garage ensure everyday ease. A window seat tucked into the stairwell adds charm and functionality. Upstairs, the luxurious primary suite boasts vaulted ceilings and a serene en suite bath complete with heated floors, a double sink vanity, free-standing soaking tub, dual shower heads, and two separate walk-in closets. Two additional bedrooms share a second full bath with chic tilework and generous storage. The laundry room and a large flex space complete the upper level. With premium exterior finishes including lap siding, metal accents, and a black-on-black window package, this home brings high-end flair to one of Bozeman's most sought-after neighborhoods.



FEATURES

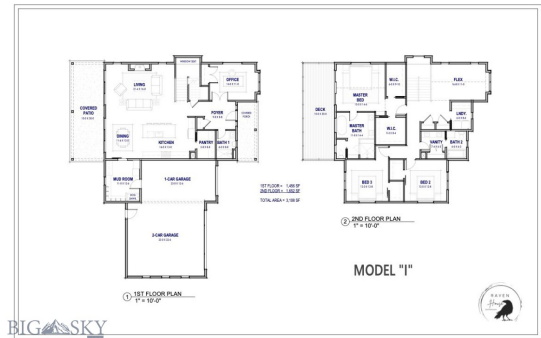
Type:	Residential	Style:	Custom
Sub Type:	Single Family	Year Built:	2026
Acres:	± 0.33	Beds:	4
View:	Farmland, Mountains, TreesWoods	Baths:	3
Water Features:	None	Appliances:	Dishwasher, Disposal, Range, Refrigerator
Listing Date:	2025-04-16	Heating/Cooling:	ForcedAir NaturalGas RadiantFloor CentralAir, CeilingFans
Listing Agent:	Kelsey Renevier of Coldwell Banker Distinctive Pr		

LOCATION



Address: 202 Creekbank Loop, Bozeman MT 59718

PHOTOS



GREAT ROOM/DINNING FINISHES



KITCHEN FINISHES



FINISHES LAUNDRY/MUD ROOM



FINISHES LAUNDRY ROOM (UPSTAIRS)

Cabinets



Slab



Tile Flooring



Shelving



BIG SKY REAL ESTATE

FINISHES BATH 1

Cabinets



Slab



Sink



Bath Floor



Toilet



Mirror



Faucet



Shower Wall



Shower Drain



Shower Head



Shower Pan



Bath Sconce



Shave Shelf



BIG SKY REAL ESTATE

FINISHES BATH 2

Cabinets



Slab



Sink



Bath Floor



Toilet



Mirror



Faucet



Shower Wall



Tub



Shower Head



BIG SKY REAL ESTATE

FINISHES MASTER BATHROOM

Cabinets



Slab



Sink



Shower Pan



Bath Floor & Dry Bench



Toilet



Mirror



Faucet



Tub Filler



Shower Wall & Bench Tile



Shower Drain



Shower



Tub



BIG SKY REAL ESTATE

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.

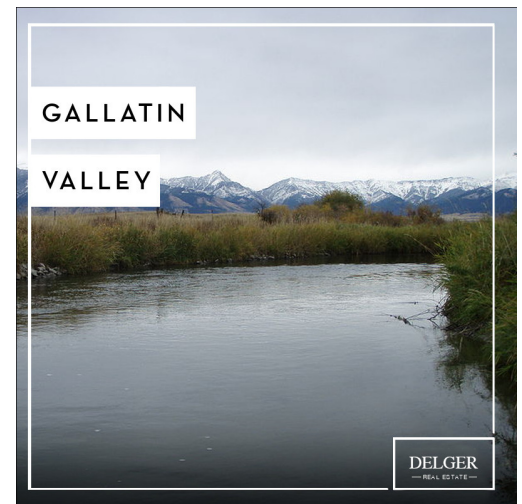
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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.

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LOCAL EXPERTISE*



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