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3017 S. 31st Avenue, Bozeman MT 59718

\$1,098,000

Acres: $\pm$ 0.138

MLS#: 401777

INTRODUCTION

Discover refined single-level living in the highly sought-after Gran Cielo neighborhood with this stunning 3-bedroom, 2.5-bathroom residence, complete with a dedicated office space ideal for remote work or creative pursuits. Built in 2021, this meticulously maintained home has been transformed with more than \$200,000 in high-end custom upgrades, creating a luxurious yet functional environment for modern living. From the moment you step inside, you'll be welcomed by an open-concept floor plan that promotes connection and flow throughout the living, dining, and kitchen areas. Every detail has been carefully considered, from custom window coverings that provide both privacy and style, to extensive built-in cabinetry offering smart storage solutions without compromising aesthetics. The heart of the home features a reimagined living space anchored by a sleek Jtul gas fireplace, adding warmth and architectural interest while serving as a stylish focal point for gatherings and relaxation alike. The kitchen is a dream for both everyday living and entertaining, with premium finishes and seamless integration into the surrounding living areas. Whether you're hosting dinner parties or enjoying quiet mornings with coffee, the thoughtful layout makes everything feel effortless and elegant. Step outside into your own private oasis. The professionally landscaped backyard has been curated for comfort and beauty, including multiple stone patio areas ideal for dining, lounging, or entertaining guests. A striking Hanso pergola with a retractable shade system offers both protection and style, making outdoor living an inviting year-round option. Enhanced lighting adds ambiance in the evening, while lush plantings provide a sense of serenity and privacy. The private hot tub creates the perfect escape after a long day whether under the stars or surrounded by softly falling snow. Beyond its aesthetic appeal, this home is completely move-in ready, with upgrades that enhance not only beauty but also functionality and efficiency. From smart home features to quality craftsmanship in every corner, this property offers a turn-key solution for those seeking quality, ease, and an elevated lifestyle. Located in Bozeman's coveted Gran Cielo community, this home provides access to scenic trails, parks, and top-rated schools, as well as proximity to downtown amenities.



FEATURES

Status:	Contingent	Style:	Contemporary
Type:	Residential	Year Built:	2021
Sub Type:	Single Family	Beds:	3
Acres:	± 0.138	Baths:	3
View:	Farmland, Mountains	Appliances:	Dishwasher, Disposal, Microwave, Range, Refrigerator, SomeGasAppliances, Stove
Water Features:	None	Heating/Cooling:	ForcedAir NaturalGas Solar CentralAir, CeilingFans
Listing Date:	2025-05-12		
Listing Agent:	Lisa Collins of Berkshire Hathaway - Bozeman		

LOCATION



Address: 3017 S. 31st Avenue, Bozeman MT 59718

PHOTOS





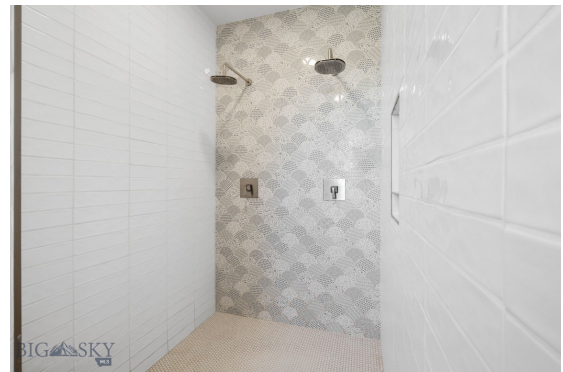


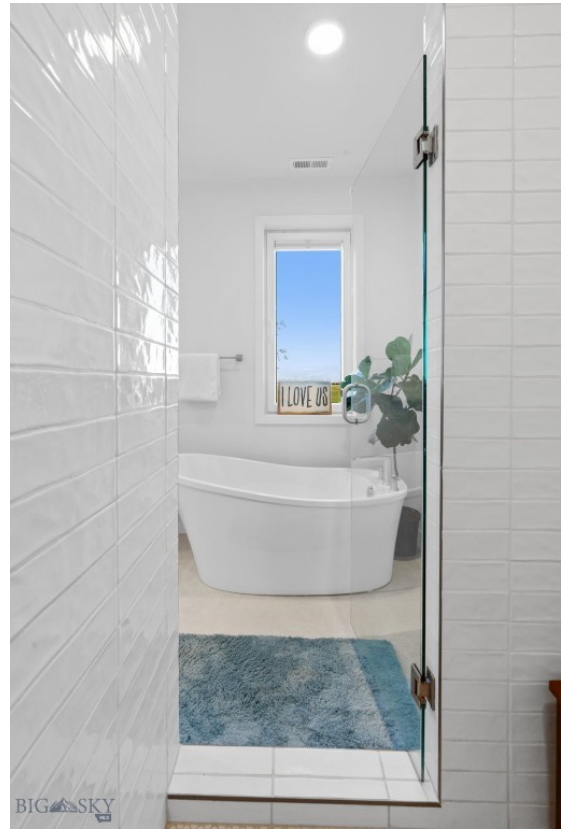












BOZEMAN LIFESTYLE™



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.

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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