



Craig Delger  
BROKER / OWNER  
406.581.7504

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

*Powered by Data, Technology, and Local Expertise*



## 515 W Arnold Street, Bozeman MT 59715

\$834,000

Acres: ± 0.209

MLS#: 401959

# INTRODUCTION

Classic South Bozeman Living in the Heart of the Family-Friendly Figgins Neighborhood! Located just steps from top-rated Morning Star Elementary and Sacajawea Middle Schools, and easy walking distance to Montana State University, Bobcat Stadium, the Museum of the Rockies, and Main Street to the Mountains trail access, this location offers an unbeatable Bozeman Local lifestyle. Welcome to this beautifully updated 4-bedroom, 3-bathroom home nestled in the desirable Figgins Subdivision a true classic Bozeman home combining comfort, convenience, and space in one perfect package. Step inside to discover a new, modern custom kitchen featuring butcher block countertops, contemporary finishes, and ample cabinetry ideal for home chefs and entertainers alike. The open-concept layout flows into light-filled living and dining and living spaces, creating a warm and welcoming atmosphere throughout. One of the home's standout features is its uncommonly large backyard, a rare find in this area. Backing directly up to a peaceful community park, the yard offers privacy, room to play or garden, and a seamless connection to nature perfect for families, pets, and outdoor gatherings. Enjoy the mature landscaping from the welcoming back deck, that adds shade and charm, making this space feel like your own private retreat. The garage has been thoughtfully converted into a recreation room, providing extra living space for hobbies, a home gym, or a playroom but can easily be converted back to a garage if desired. Whether you're looking for top-rated schools, walkability, or outdoor adventure, it's all right here. Located just minutes from downtown Bozeman, this home well cared for home is set in a friendly, established neighborhood. - with NO HOA! This home offers the space, setting, and updates today's buyers are looking for. Don't miss your chance to own a slice of Bozeman in one of its most sought-after neighborhoods! Schedule your private viewing today!





# FEATURES

|                |                                               |                  |                                                                     |
|----------------|-----------------------------------------------|------------------|---------------------------------------------------------------------|
| Status:        | Active                                        | Style:           | SplitFoyer                                                          |
| Type:          | Residential                                   | Year Built:      | 1978                                                                |
| Sub Type:      | Single Family                                 | Beds:            | 4                                                                   |
| Acres:         | ± 0.209                                       | Baths:           | 3                                                                   |
| Listing Date:  | 2025-05-14                                    | Appliances:      | Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer |
| Listing Agent: | Lauren Taylor of PureWest Real Estate Bozeman | Heating/Cooling: | Baseboard Electric<br>RadiantFloor WallFurnace<br>CeilingFans       |

# LOCATION



Address: 515 W Arnold Street, Bozeman MT 59715

PHOTOS





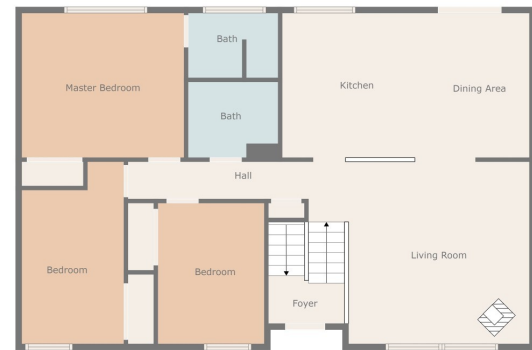












BIG SKY REAL ESTATE

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



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

# 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*



**Craig Delger**  
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406.581.7504  
craigdelger@gmail.com

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