

THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



185 Chestnut Grove Avenue, Bozeman MT 59718

\$645,000

Acres: ± 0.165

MLS#: 402162

INTRODUCTION

Welcome to 185 Chestnut Grove Avenue a charming craftsman-style home tucked into the established and sought-after Meadowbrook Estates subdivision in Bozeman. With 3 bedrooms, 2.5 bathrooms, and 1,784 square feet of thoughtfully designed living space, this home offers a blend of cozy charm and updated convenience across two spacious levels. Step inside and you'll immediately feel the warmth of the open-concept layout. The main living area is centered around a gas fireplace the perfect spot for curling up on cold Montana evenings. Brand new LVT flooring and clean, bright finishes throughout create a welcoming and move-in-ready environment. A charming archway connects the living room to the kitchen and dining area, giving this home a classic, timeless feel. The kitchen is the heart of the home, offering plenty of counter space, a central island with bar seating, appliances, a walk-in pantry, and updated lighting. The adjacent dining area features large windows that flood the space with natural light and a sliding door that opens directly to the massive concrete backyard patio ideal for seamless indoor-outdoor living. Upstairs, the vaulted primary suite provides a peaceful retreat with a large walk-in closet and a private bathroom complete with a double-sink vanity and a tub/shower combo. Two additional bedrooms, each generously sized, share a full bathroom down the hall, offering ample space for family, guests, or a home office setup. Outside, the fully fenced backyard is an entertainer's dream. From the concrete patio to the custom firepit seating area, there's no shortage of places to relax or host friends. Mature trees and tasteful landscaping provide privacy and visual interest, while the covered front porch gives you a cozy spot to enjoy morning coffee or evening sunsets. Additional highlights include a 2-car attached garage, laundry room with built-in storage, and hardboard siding for long-lasting exterior appeal. The home is situated on a 0.165-acre lot with underground sprinklers, partial fencing, and no zoning, offering flexibility and freedom. Located just minutes from parks, schools, shopping, and trails, this property checks all the boxes for those seeking style, functionality, and location. Whether you're a first-time buyer, investor, or looking for your next chapter in Bozeman, 185 Chestnut Grove Avenue is ready to welcome you home.



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

FEATURES

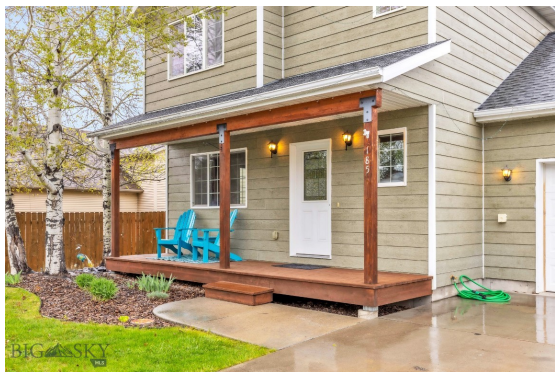
Type:	Residential	Style:	Craftsman
Sub Type:	Single Family	Year Built:	2005
Acres:	± 0.165	Beds:	3
Water Features:	None	Baths:	3
Listing Date:	2025-05-19	Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer, SomeGasAppliances, Stove
Listing Agent:	Tamara Williams of Tamara Williams and Company	Heating/Cooling:	ForcedAir NaturalGas CeilingFans

LOCATION



Address: 185 Chestnut Grove 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.

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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