

THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT

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5333 Westmorland Drive, Bozeman MT 59718

\$899,000

Acres: ± 0.1169

MLS#: 404074

INTRODUCTION

OPEN HOUSE THIS SUNDAY JULY 27TH FROM 1-3PM. An Oasis in the City, The Lakes at Valley West is the best, most sought-after little pocket neighborhood in Bozeman. Residents enjoy the serene natural beauty of multiple lakes and a robust trail system through an immense riparian area with bridges over streams, sitting areas and ponds. With ospreys, ducks, geese, & songbirds flocking to the area, it's like living in a nature preserve! Well-maintained 4B|4B home takes full advantage of the surroundings with multiple outdoor spaces to enjoy throughout the day. Begin with morning coffee on the covered front porch off the main level primary suite, a spacious retreat with a deep soaking tub, custom walk-in closet, glass-enclosed tiled shower and private w/c. A touch of a button ignites the fireplace for ambiance and added warmth on those cozy nights in. With its own access to the outside porch & added separation from the rest of the home, all you need to do is add a mini fridge & microwave and the primary suite doubles as a successful nightly rental. The owner has generated fabulous extra income from this lovely suite. The remainder of the main level is a well thought out floor plan with mudroom & laundry area, kitchen with counter seating and storage closets for pantry's, dining area, and living room with gas fireplace. Huge windows and hardwood floors run throughout adding tons of natural light and laid-back beachy feel to the home. Upstairs, 2 additional guest bedrooms and full bathroom PLUS one en-suite guest bedroom has full bathroom & access to the show-stopping upper deck. Running the span of the house, the gorgeous upper deck provides sweeping views of the Bridger Mountains, open space, parks and fields across from the house, and the eponymous Lakes. A peaceful, private space, allows room for yoga routines, relaxing in lounge chairs, evening drinks and conversation on the patio set and unforgettable meals with elevated views at the dining table. You'll never want to leave your home! But, when need arises, Durston Rd takes you downtown, and the surrounding area is home to multiple schools, shopping, recreation, dining and grocery. The extensive trail system out your front door is perfect for keeping fit or grab your paddle board/kayak for some incredible lake fun. Home has AC! If you have dogs, the fenced side yard is a perfect space to let them safely roam. Use the gravel pad next to the driveway for your extra car/RV/trailer.



FEATURES

Type:	Residential	Style:	Contemporary, Custom
Sub Type:	Single Family	Year Built:	2017
Acres:	± 0.1169	Beds:	4
View:	Farmland, Lake, Meadow, Mountains, Pond, Rural, SouthernExposure, Valley, TreesWoods	Baths:	4
Listing Date:	2025-07-17	Appliances:	Dishwasher, Disposal, Microwave, Range, Refrigerator
Listing Agent:	Taunya Fagan of Taunya Fagan RE @ Estate House	Heating/Cooling:	ForcedAir NaturalGas CentralAir, CeilingFans

LOCATION



Address: 5333 Westmorland Drive, 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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