

# DELGER

REAL ESTATE

BOZEMAN MONTANA



Craig Delger

BROKER/OWNER

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

*Powered by Data, Technology, and Local Expertise*



## 2926 Warbler Way, Bozeman MT 59718

\$470,000

Acres: ±

MLS#: 404496

DELGER  
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## INTRODUCTION

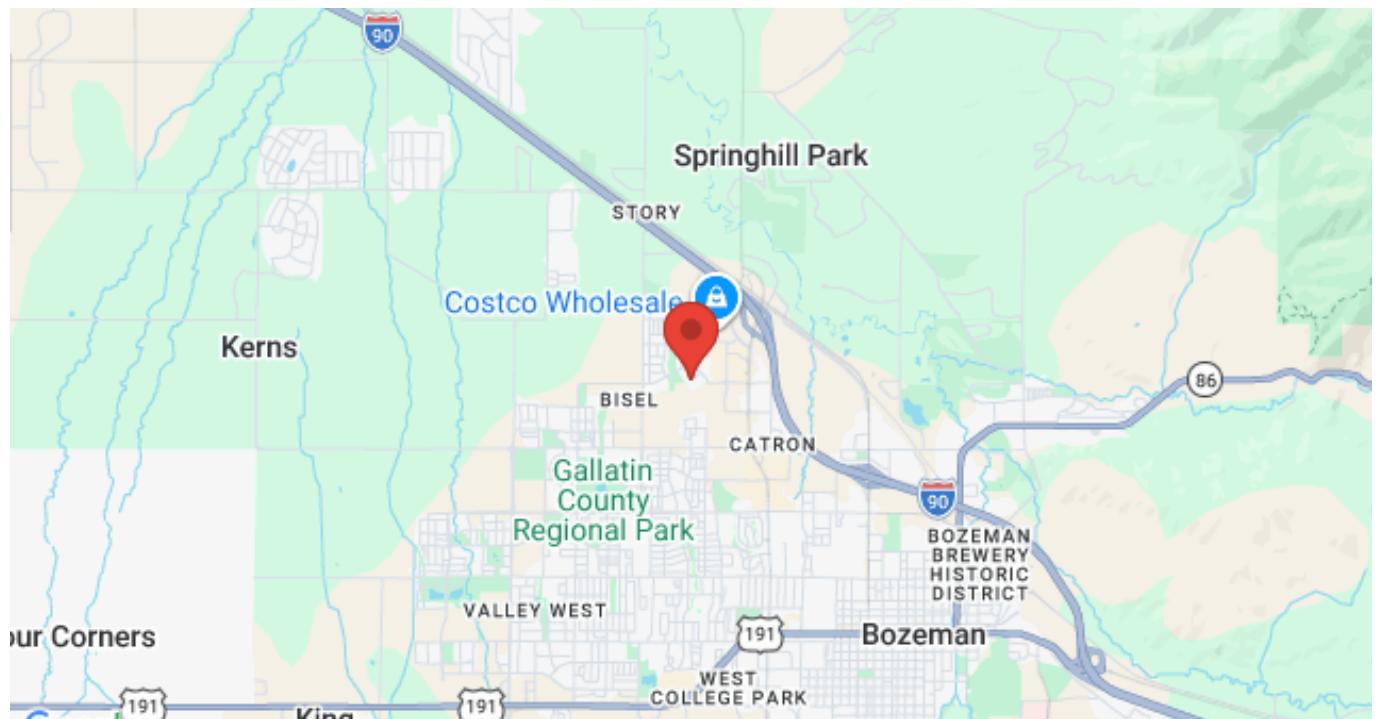
Pristine 3-Bedroom, 2.5-Bath Condo in Sought-After Bozeman Location. Built 2017 | Meticulously Maintained | Move-In Ready. Discover modern living at its finest in this immaculate 3-bedroom, 2.5-bathroom condominium located in one of Bozeman's most desirable neighborhoods. Built in 2017 and maintained to perfection, this one owner home, since construction was finished, and has been kept in pristine condition with a strict no-shoes, no-pets policy throughout its history. Main Level Living-Step onto the welcoming covered front porch and enter into thoughtfully designed main-level living spaces. The open-concept kitchen, dining, and living areas create an ideal environment for both daily life and entertaining. Practical features include a convenient half bath and generous storage closet, while the attached 2-car garage provides secure, off street designated parking and additional storage. Private Upper-Level Retreat. The upper level features the master suite with its own covered balcony, offering a peaceful sanctuary away from the main living areas with a walk in closet, 3/4 bath with double sinks and a large tiled shower. This well-appointed space provides the perfect blend of comfort and privacy. Exceptional Bathroom Features- The second full bathroom offers a sophisticated split design with sinks separated from the toilet and tub area, providing enhanced functionality and privacy. Generous Bedroom Spaces-All three bedrooms are spaciously sized with ample closet storage, ensuring comfortable living for families or those seeking flexible space for home offices, guest rooms, or hobbies. Prime Bozeman Location-This highly sought-after area offers the perfect combination of suburban tranquility and urban convenience. Enjoy quick access to Costco and Target for everyday needs, diverse shopping options, and Bozeman Yellowstone International Airport for seamless travel connections. **\*\*Perfect for:\*\*** First-time buyers, college students, or anyone seeking a low-maintenance luxury living in Montana's vibrant Gallatin Valley. **\*Contact your favorite Realtor to schedule your private showing today and experience the quality and care that sets this exceptional property apart.\***



# FEATURES

<b>Status:</b>	Active
<b>Type:</b>	Residential
<b>Sub Type:</b>	Condominium
<b>Listing Date:</b>	2025-07-28
<b>Listing Agent:</b>	Jane Tecca of Montana Property Brokers
<b>Year Built:</b>	2017
<b>Beds:</b>	3
<b>Baths:</b>	3
<b>Appliances:</b>	Dishwasher, Microwave, Range, Refrigerator
<b>Heating/Cooling:</b>	ForcedAir NaturalGas CeilingFans

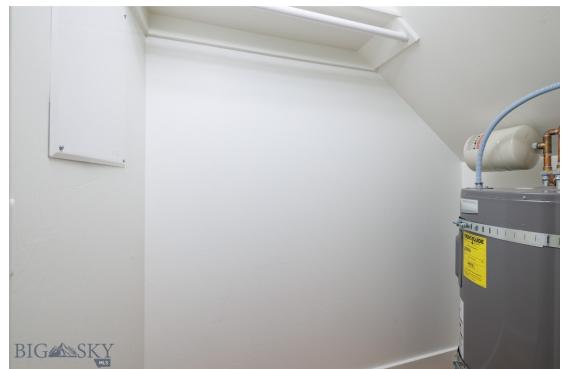
# LOCATION



Address: 2926 Warbler Way, 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.

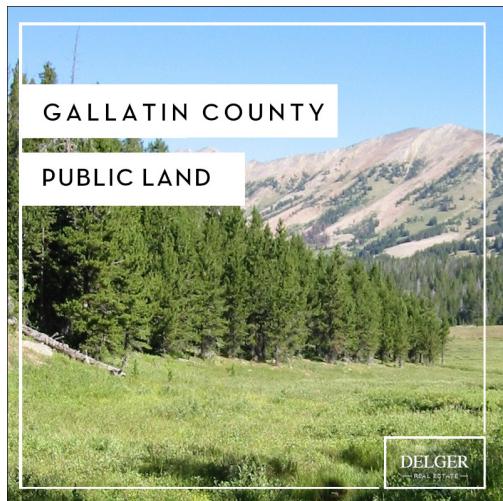
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

A world class destination for fly fishing, Bozeman is home to the word'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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