

**DELGER**  
— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger  
BROKER / OWNER  
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**THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT**

*Powered by Data, Technology, and Local Expertise*



**2813 S 28th Avenue, Bozeman MT 59718**

\$1,235,000

Acres: ± 0.184

MLS#: 404992

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# INTRODUCTION

Welcome to 2813 S 28th Ave, where modern design meets Montana living. This better-than-new Lagom D2 home in South Bozeman's coveted Gran Cielo neighborhood offers 2,828 square feet of bright, flexible living space designed for both connection and retreat. With 4 bedrooms, 3.5 baths, two living areas, a flexible office or den, and a loft, the layout easily adapts to the rhythms of work, relaxation, and entertaining. Built in 2024 and lightly lived in, this home reflects the Lagom philosophy seamlessly merging Scandinavian architecture with modern Bozeman living, emphasizing clean, efficient design and an unwavering commitment to the environment. Premium details like Haro German hardwood floors, Innotech high-performance windows, Euro-style cabinetry, and a GE Café appliance package elevate the interior, while thoughtful design elements like tray ceilings and sleek gas fireplace bring warmth and personality. From sunrise to evening, curated lighting and premium custom shades frame the home's clean design in every room. Outdoors, the property extends your living space with one of the largest Lagom lots in Gran Cielo. A fully fenced yard, recently stained fencing, and custom perennial landscaping provide beauty, native blooms, and privacy year-round. Designed with both recreation and relaxation in mind, the grounds include a rustic seating area ready for your firepit, a side yard with drip lines for raised garden beds, and a spacious patio perfect for summer evenings under Montana skies. Efficiency is built in with a 5kW solar system, EV charger readiness, advanced heating and cooling, and superior insulation all ensuring comfort while keeping sustainability at the forefront. Gran Cielo's location places you in the heart of South Bozeman, with parks and open spaces just outside your door, Montana State University minutes away, and quick access to downtown's dining, shopping, and cultural events. Here, you don't just buy a home; you step into a lifestyle that balances modern convenience, outdoor adventure, and community. For those relocating to Bozeman or moving within the market, 2813 S 28th Ave delivers the rare combination of new construction quality, premium upgrades, and true turnkey ease ready to welcome your next chapter and your Montana lifestyle.





# FEATURES

|                 |                                                       |                  |                                              |
|-----------------|-------------------------------------------------------|------------------|----------------------------------------------|
| Status:         | Active                                                | Style:           | Contemporary                                 |
| Type:           | Residential                                           | Year Built:      | 2024                                         |
| Sub Type:       | Single Family                                         | Beds:            | 4                                            |
| Acres:          | ± 0.184                                               | Baths:           | 4                                            |
| View:           | Farmland,<br>Mountains                                | Appliances:      | Dishwasher, Disposal,<br>Range, Refrigerator |
| Water Features: | None                                                  | Heating/Cooling: | ForcedAir NaturalGas<br>CentralAir           |
| Listing Date:   | 2025-08-15                                            |                  |                                              |
| Listing Agent:  | Chase Heiland of<br>Keller Williams<br>Montana Realty |                  |                                              |

# LOCATION



Address: 2813 S 28th Avenue, Bozeman MT 59718



PHOTOS



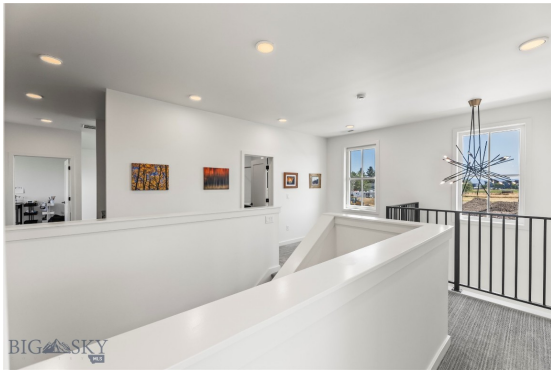


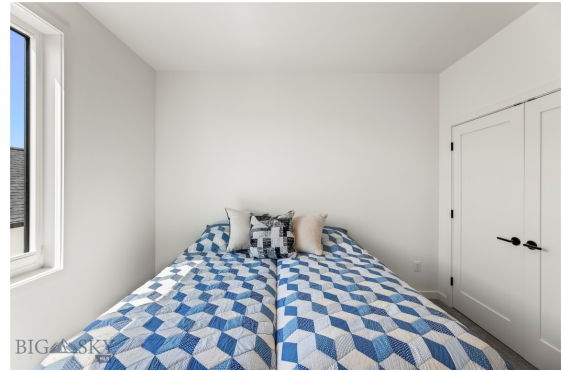






















# BOZEMAN LIFESTYLE™



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.

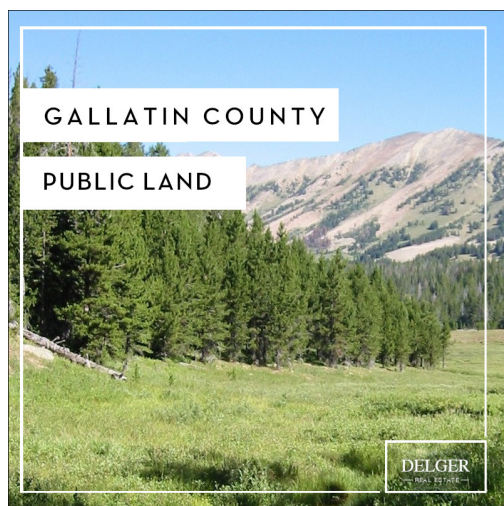
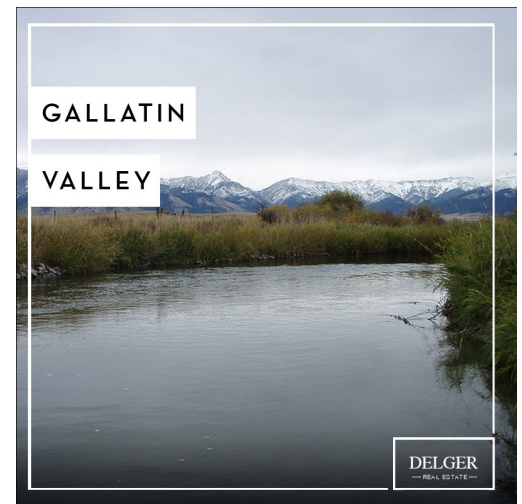
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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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