

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

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2452 Creekwood Drive, Bozeman MT 59715

\$1,175,000
Acres: ± 0.245
MLS#: 405005

INTRODUCTION

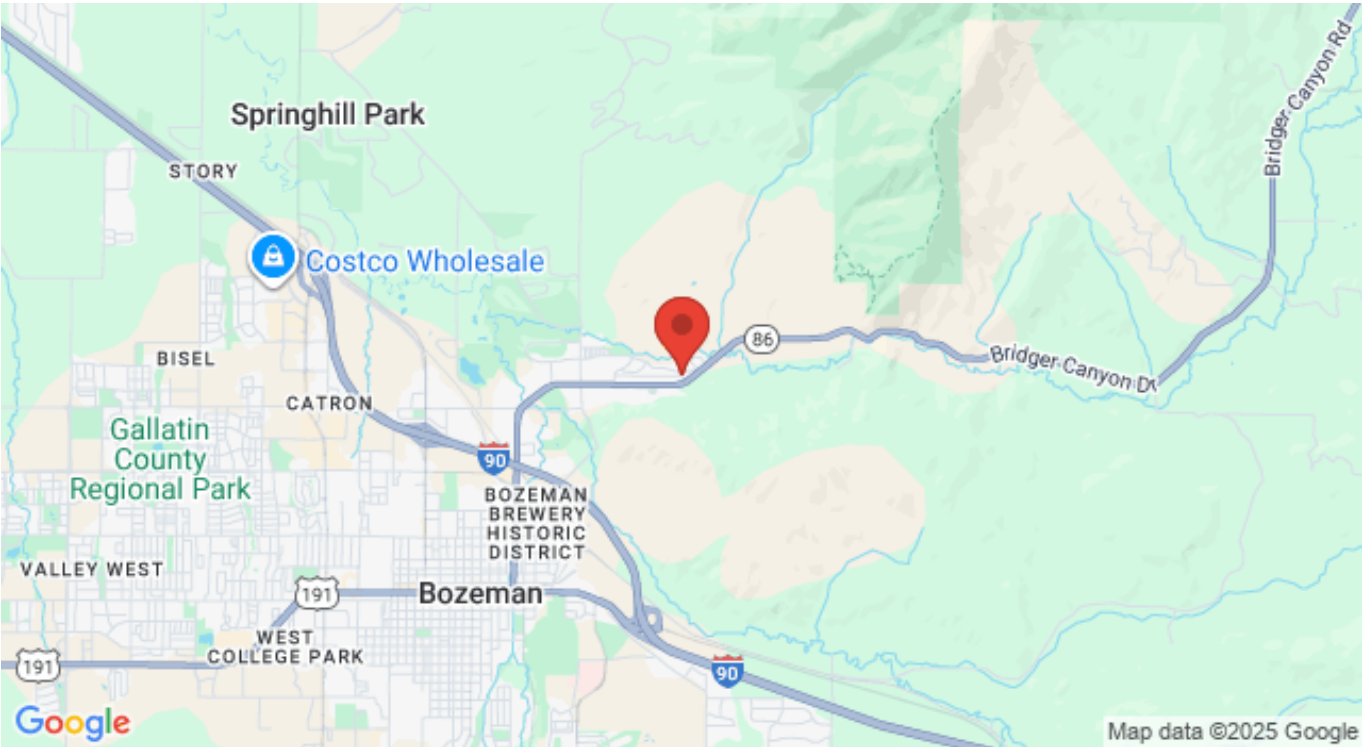
Nestled in Bozeman's ever-desirable Creekwood Subdivision adjacent to the Bridger Foothills, a neighborhood woven with 25+ acres of park space, winding trails and Bridger Creek meandering through 2452 Creekwood Dr offers a perfect slice of the Montana lifestyle. This well-cared-for 2,316 SF home built by premier local builder Ebbighausen Homes features 4 bedrooms and 2.5 baths, including a spacious 482 SF bonus room over the garage that doubles perfectly as a 4th bedroom, private guest suite, flexible bonus living area, and/or home office. Tucked in on a quiet street with a deep driveway, this home's main level offers open-concept living, kitchen and dining spaces ideal for gathering and entertaining. The kitchen is finished with granite countertops, under-cabinet lighting and solid wood cabinetry, and is open to a warm and inviting living area centered around a beautiful rock fireplace. Outdoor living is effortless with a fenced back yard, private covered back and side patios and stunning mature landscaping supported by underground sprinklers and drip system. The primary suite provides a true retreat with large windows allowing in natural light and has a spa-like sauna/shower combination for your own in-home relaxation and wellness experience. Additional highlights include: Thoughtfully designed, light-filled floor plan with big windows throughout, solid wood doors and trim, quiet neighborhood in one of Bozeman's most sought-after areas, and built in 2011 and meticulously maintained. Unbeatable location: 1.5 mi to Drinking Horse and College M Trailheads (with trail access from the neighborhood) 1.5 mi to Bridger Creek Golf Course 3 mi to Downtown Bozeman (bike for easy access) 4.5 mi to MSU 14 mi to Bridger Bowl. This is mountain-town living surrounded by recreation, minute-to-town convenience, and the comfort of a truly livable home in one of Bozeman's most beloved neighborhoods.



FEATURES

Type:	Residential	Style:	Custom, Traditional
Sub Type:	Single Family	Year Built:	2011
Acres:	± 0.245	Beds:	4
Listing Date:	2025-08-20	Baths:	3
Listing Agent:	Carissa Maus of ERA Landmark Real Estate	Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer
		Heating/Cooling:	ForcedAir CeilingFans

LOCATION



Address: 2452 Creekwood Drive, Bozeman MT 59715

PHOTOS

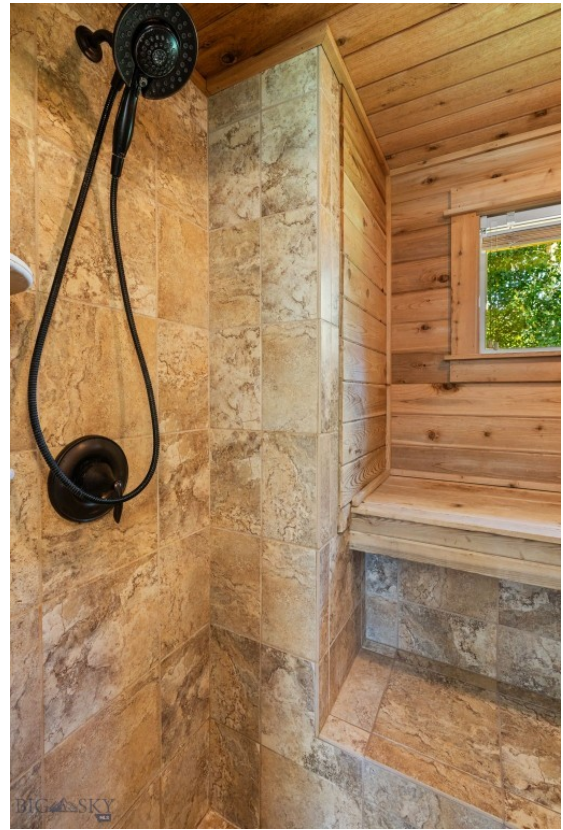


















BOZEMAN LIFESTYLE™



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.

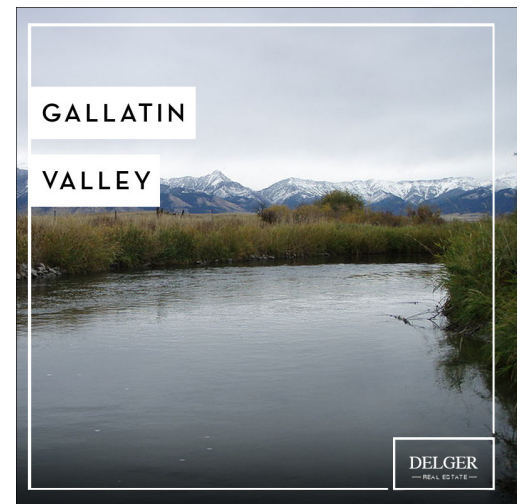
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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.

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LOCAL EXPERTISE*



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