

**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*



1823 Cottonwood Road, Bozeman MT 59718

\$697,900

Acres: ± 0.106

MLS#: 405006

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DelgerRealEstate.com

REALTOR CERTIFIED MEMBER  
**MLS**    
Information deemed reliable,  
but not guaranteed

# INTRODUCTION

NEW PRICE DROP on this like-new 4 bedroom gem at Northwest Crossing. One of the best priced 4 bedrooms in Bozeman, with a 30k whole-house solar system included in the price, saving you monthly with freedom from electric bills. Along with low maintenance landscaping, this creates a great option for those wanting a low cost of home ownership! This is the ONLY home at Northwest Crossing that is available to move in NOW, and it is also one of a few that feature gorgeous views of the Bridger Mountains in your front yard. With a versatile open layout and 4 bedrooms, anywhere from 2-4 roommates can live comfortably. Situated a half-block from Gallatin High School, and ~10 min drive to MSU campus; you can also be at the airport in about 15 minutes! This location really is among the best Bozeman has to offer. The interior is tastefully decorated with the builders most luxurious finish package. Expect quartz c-tops, soft close everything, and easy to decorate colors. This almost 2,300sf floorplan feels spacious. The kitchen is open but tucked away at one end of the large great room, perfect for entertaining or cozy movie nights alike. Pups and/or kids can go back and forth through the sliding doors to the outside patio, and the two car garage leads right into a coat area and half bath. Upstairs bedrooms are separated and the Primary suite (with walk in closet, tub and shower, dual sinks, toilet room) has privacy and mountain views. The primary suite flows to the 2nd bedroom; use for a library, office, gym, nursery, or just extra closet space! The 3rd and 4th bedroom with West mountain views are nestled at the back of the home, so guests or roommates can have their own privacy, while all bedrooms have easy access to the central laundry room (note: washer/dryer in pics has moved with the Sellers). Along with the solar system, energy efficient windows and a gas furnace all help to mitigate your bills. With multiple community parks, and exciting dining options coming in just down the block at the main Northwest Crossings commercial hub, this is set to be Bozeman's hottest neighborhood. The builder is not expected to have any more of this plan available for up to 2 years (and none are facing the Bridgers with no neighbors to the East). Now is your chance to grab this unique opportunity. Your Bozeman adventures can start in this beautiful home!



# FEATURES

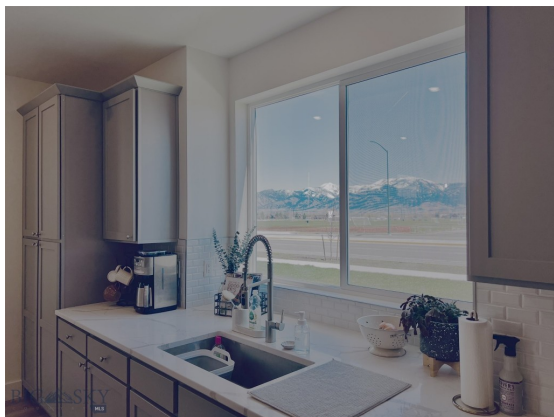
|                 |                                                        |                  |                                                                                         |
|-----------------|--------------------------------------------------------|------------------|-----------------------------------------------------------------------------------------|
| Type:           | Residential                                            | Style:           | Contemporary                                                                            |
| Sub Type:       | Single Family                                          | Year Built:      | 2024                                                                                    |
| Acres:          | ± 0.106                                                | Beds:            | 4                                                                                       |
| View:           | Meadow,<br>Mountains                                   | Baths:           | 3                                                                                       |
| Water Features: | None                                                   | Appliances:      | Dishwasher, Disposal,<br>Microwave, Range,<br>Refrigerator,<br>SomeGasAppliances, Stove |
| Listing Date:   | 2025-08-13                                             | Heating/Cooling: | ForcedAir NaturalGas CentralAir                                                         |
| Listing Agent:  | Allyson Connolly<br>of Great Western<br>Real Estate MT |                  |                                                                                         |

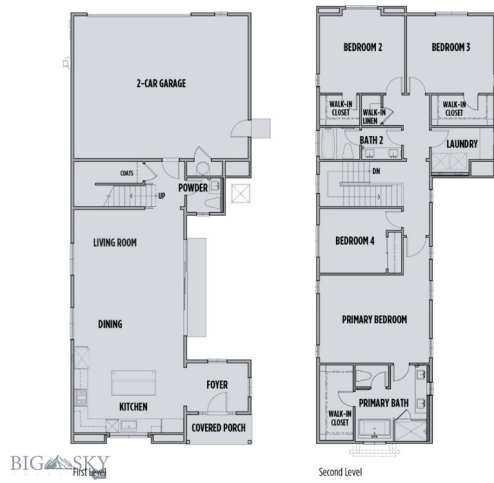
# LOCATION



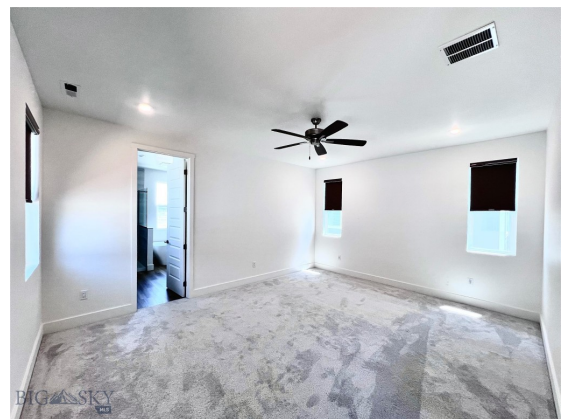
Address: 1823 Cottonwood Road, Bozeman MT 59718

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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