

DELGER
— REAL ESTATE —

BOZEMAN MONTANA



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THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



2944 Warbler Way, Bozeman MT 59718

\$455,000

Acres: ±

MLS#: 405152

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DelgerRealEstate.com

MLS and Equal Housing Opportunity
MLS  
Information deemed reliable,
but not guaranteed

INTRODUCTION

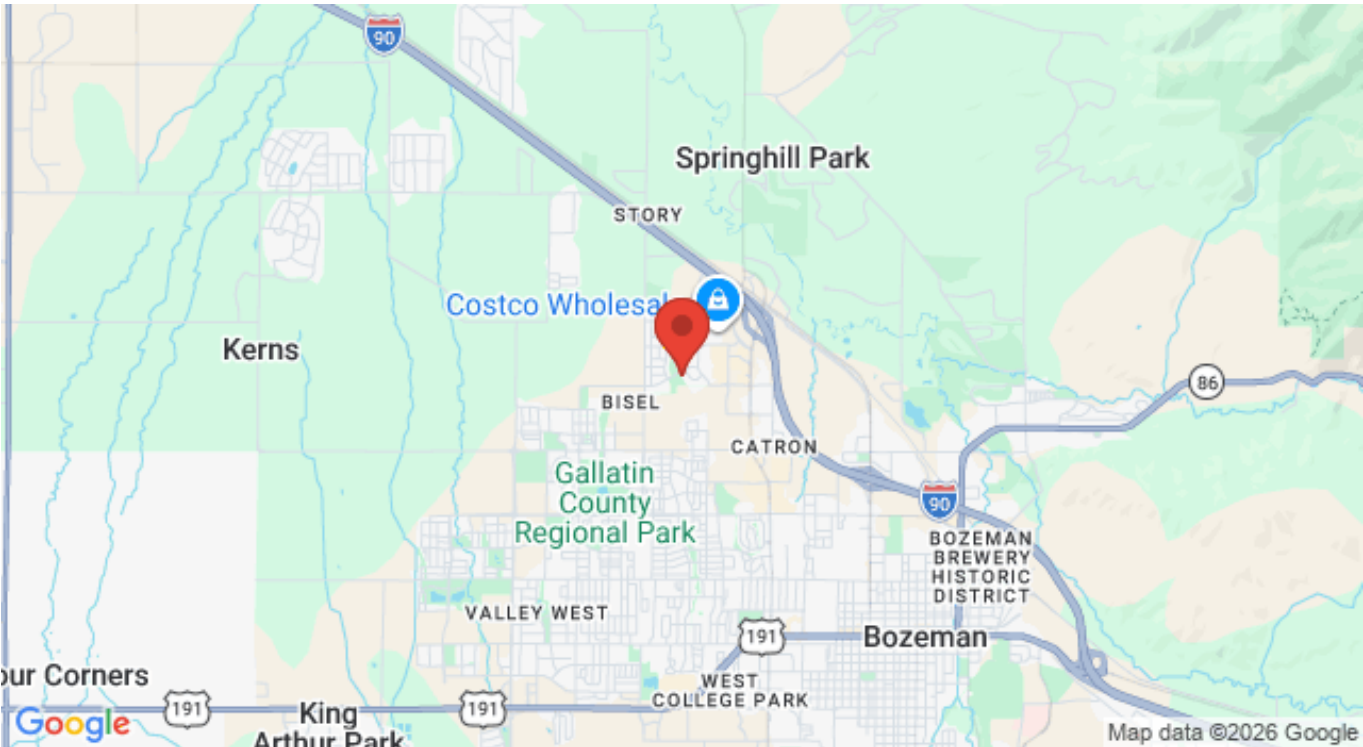
Location, location, location! Solid condo in Cattail Creek just steps away from shopping, parks, and a great brewery. Set in a quiet complex on Bozeman's NW corner, this property has a lot to offer. An attractive exterior gives a great first impression. As does the two-story family room that greets you as you enter with its raised gas fireplace with wood mantle and abundant windows filling the space with natural light. An entryway closet and half bath with updated vanity just off this space are convenient and handy. Just off the kitchen, the dining area offers ample space to gather for a meal. Just off the dining area and kitchen you'll find the patio. The kitchen is good sized, features maple cabinetry and newer stainless appliances. A great southern view towards the Gallatin range fills your view at the kitchen sink. A laundry room completes the main floor plan. You'll find more to love in the upper level, starting with the well sized loft. This looks out over the main floor family room and can make a great workout area, second entertaining space, or a nice office area. A small built-in offers more storage options. The master bedroom is good sized without wasting space. It boasts a walk-in closet and full bath with double vanity. Two additional bedrooms and a 3/4 bath complete the upper level. The garage is fairly deep and has great storage options. Other highlights include some great nooks and ledges for your collectibles, ceiling fan, and more. Just a few hundred feet from your front door is an access point for the Cattail Creek linear park with nice trails and green space. Convenient to both the airport and downtown, this spot is tough to beat. There's a lot to like here, so come home to Warbler Way today!



FEATURES

Status:	Contingent	Style:	Traditional
Type:	Residential	Year Built:	2005
Sub Type:	Condominium	Beds:	3
View:	Mountains, SouthernExposure, TreesWoods	Baths:	3
Water Features:	None	Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer
Listing Date:	2025-09-05	Heating/Cooling:	ForcedAir NaturalGas CeilingFans
Listing Agent:	Dave Kuck of Bozeman Real Estate Group		

LOCATION



Address: 2944 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 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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