

DELGER
— REAL ESTATE —

BOZEMAN MONTANA



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BROKER / OWNER
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THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



2818 Tierra Lane, Bozeman MT 59718

\$769,000

Acres: ±

MLS#: 405903

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INTRODUCTION

Welcome to the Kul Condos at Gran Cielowhere modern luxury meets thoughtful design in one of Bozemens most desirable southside neighborhoods. Located directly across from the expansive Gran Cielo Park, 2818 Tierra Lane is a premier unit that offers views of the iconic Bridger Mountains and front-row access to one of the city's most stunning outdoor spaces. Whether you're watching the seasons change, taking in the peaceful open space, or enjoying the activity of the park, this home delivers a daily connection to nature. This Kul 1 floor plan offers 2,067 square feet of beautifully designed living space, featuring 3 spacious bedrooms, 2.5 bathrooms, and a layout that perfectly balances comfort and sophistication. Designed by Studio H Architects and built by CP Haus, every element of the home reflects quality and intention. Scandinavian-inspired finishes, sleek quartz countertops, large euro-style Innotech windows, designer fixtures and hardware, A/C, a full solar system, beautiful window treatments, and a premium appliance package are all included. On the main level, the open-concept kitchen and living area is anchored by a cozy gas fireplace and extends seamlessly to a covered front porch with northern exposure an ideal spot to relax and take in the surroundings. A stylish powder room and thoughtful entryway complete the main floor. Upstairs, high ceilings and natural light define a space that's both airy and functional. The primary suite feels truly private, with a cleverly designed en suite bathroom that's separate from the sleeping area, allowing for quiet mornings or restful nights without interruption. The tilework in the primary bath is both striking and unique, adding a custom touch you'll appreciate every day. Two additional guest bedrooms, a full bath, a flexible den space, and laundry conveniently located on the same level round out the upstairs layout. Outside your door, Gran Cielo offers a welcoming, community-driven atmosphere with easy access to Spire Climbing Gym, Montana State University, Bozemens trail system, and downtown. The neighborhood is known for its friendly residents, high-end architecture, and a central park that's truly one of the finest in town. This is more than just a place to live; it's a home designed for how you live. Schedule your private tour today and experience the best of Gran Cielo living at 2818 Tierra Lane.



FEATURES

Status:	Active	Style:	Contemporary
Type:	Residential	Year Built:	2023
Sub Type:	Condominium	Beds:	3
Listing Date:	2025-09-18	Baths:	3
Listing Agent:	Denise Carr of Keller Williams Montana Realty	Appliances:	Dryer, Dishwasher, Disposal, Range, Refrigerator, Washer
		Heating/Cooling:	ForcedAir NaturalGas Solar CentralAir

LOCATION



Address: 2818 Tierra Lane, Bozeman MT 59718

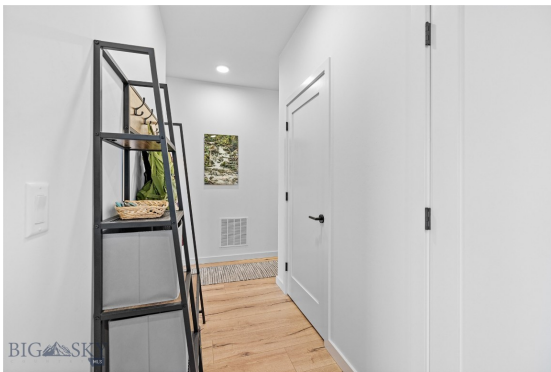
PHOTOS



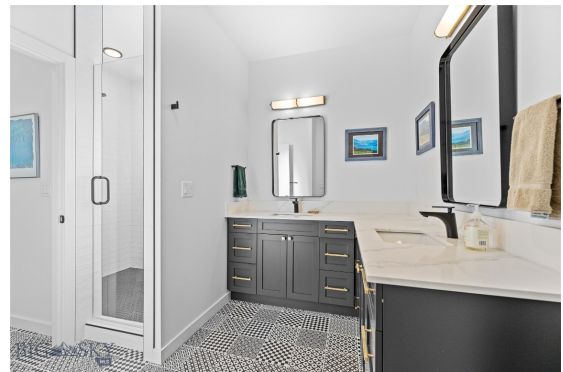


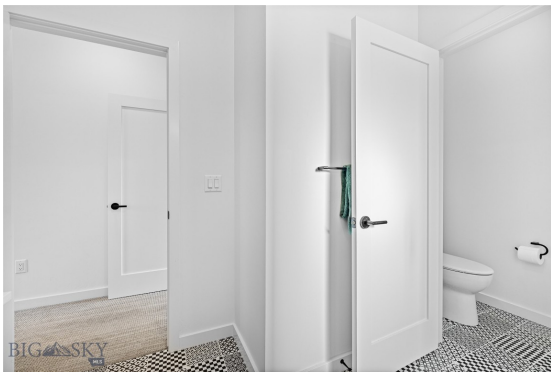
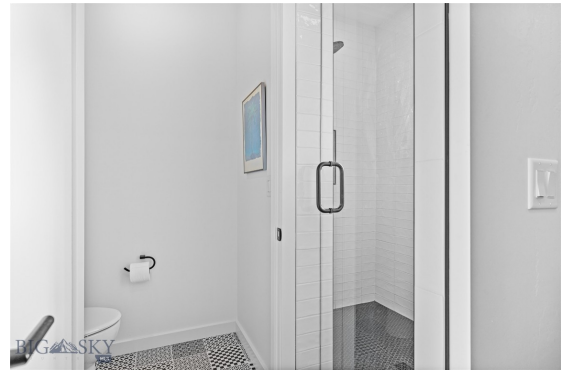














BOZEMAN LIFESTYLE™



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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