



THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

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2510 Fairway Drive, Bozeman MT 59715

\$1,595,000

Acres: ±

MLS#: 406020

INTRODUCTION

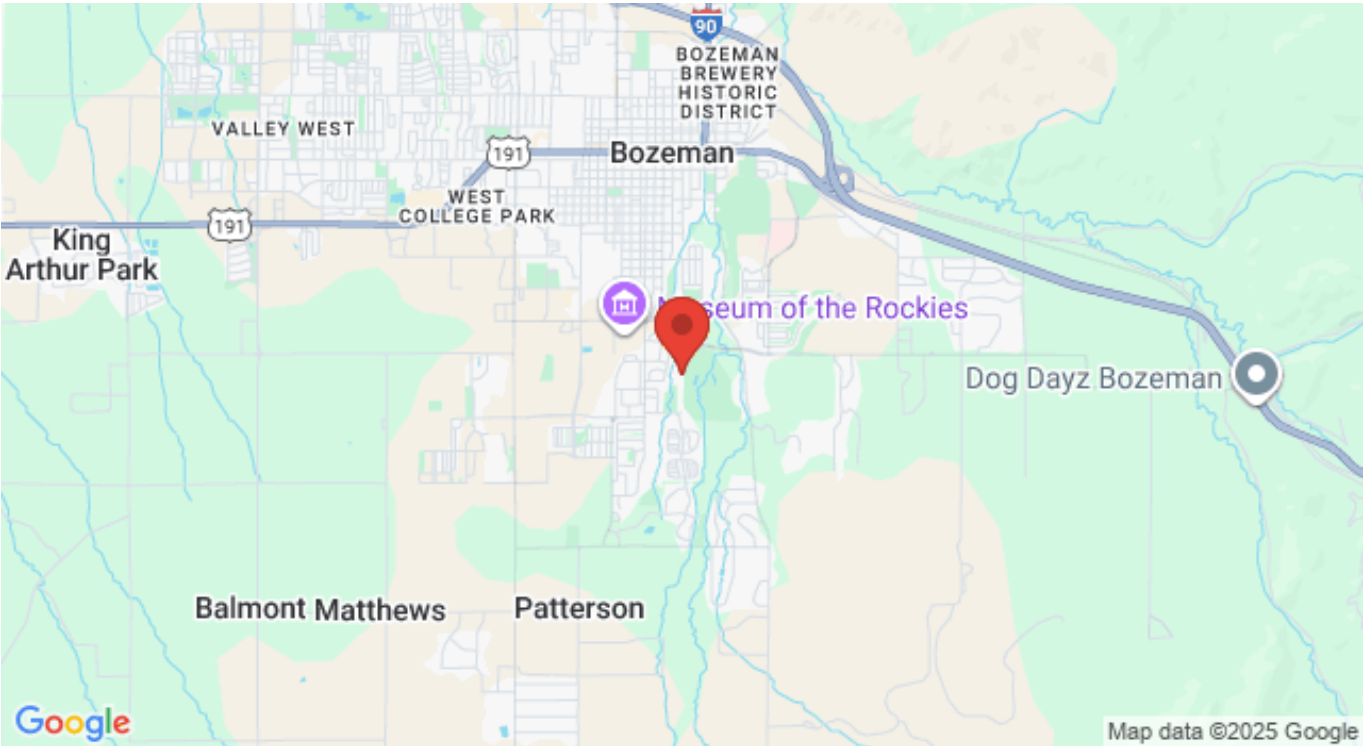
Welcome to 2510 Fairway Drive where South Bozeman sophistication meets effortless Montana living. Perfectly situated on a quiet cul-de-sac overlooking the lush 18th tee of Valley View Golf Course, this fully reimagined Montana Farmhouse style condo is a rare offering in one of Bozeman's most sought-after neighborhoods. Here, serenity meets accessibility; enjoy sweeping golf course and mountain views from your private patio, while being just minutes from Main Street, MSU, the Museum of the Rockies, Petes Hill, Bobcat Stadium, and the Sourdough Trail. Every inch of this 2,769 sq. ft. residence has been masterfully renovated to the highest standard. White oak floors, solid quartz surfaces, ZLINE professional appliances, and a custom steel staircase speak to the home's elevated design. Thoughtful details abound: designer lighting and wallpaper accents, custom cabinetry, a stunning leathered marble primary bath with heated floors and a freestanding soaking tub, wool carpeting in guest suites, and a heated, finished two-car garage with epoxy floors. The main level is designed for refined, everyday living: a vaulted great room that opens seamlessly to the patio, a chef's kitchen adjoining a cozy dining/library space with fireplace, a private office, powder bath, and a luxurious primary suite. The suite features dual closets, a double vanity, a spacious glass shower, and a freestanding tub—a tranquil retreat after a day in the Montana outdoors. Upstairs, two generous guest bedrooms and a full tiled bath offer privacy and comfort, including one suite with its own balcony overlooking the fairway. Perfectly suited for full-time living or as a lock-and-leave residence, this home blends convenience and sophistication. The HOA handles snow removal and landscaping, allowing you to simply enjoy your surroundings year-round or travel worry-free. Residences of this caliber in this location are exceptionally rare. For those seeking timeless design, modern luxury, and a premier Southside address, 2510 Fairway Drive stands in a class of its own.



FEATURES

Status:	Active	Year Built:	1991
Type:	Residential	Beds:	3
Sub Type:	Condominium	Baths:	3
Listing Date:	2025-10-09	Appliances:	Dryer, Dishwasher, Disposal, Range, Refrigerator, Washer
Listing Agent:	Amy Alvarado of Realty One Group Peak	Heating/Cooling:	ForcedAir NaturalGas CentralAir

LOCATION



Address: 2510 Fairway Drive, Bozeman MT 59715

PHOTOS

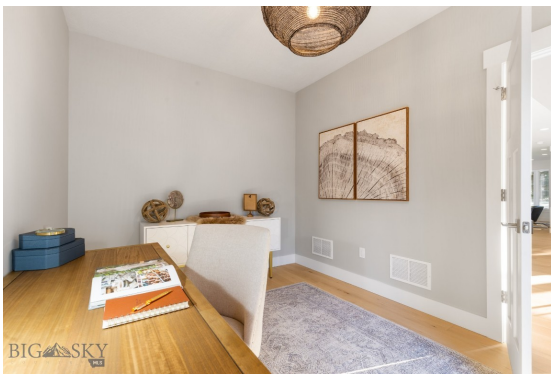


















BOZEMAN LIFESTYLE™



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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