



THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

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2389 Cielo Way, Bozeman MT 59718

\$1,598,000

Acres: $\pm$ 0.1855

MLS#: 406042

INTRODUCTION

Experience the Parade of Homes in Gran Cielo at 2839 Cielo Wayour Glede CP-4 design plan and one of the last remaining park homes in Bozemans sought-after Gran Cielo neighborhood. Perfectly positioned on a premier south-facing, park-front lot with mountain views, this residence offers a rare combination of modern design, luxury finishes, and an unbeatable location. Glede homes represent the most state-of-the-art option in Gran Cielothoughtfully situated on premium lots and distinguished by their refined detailing. Built by CP Build, this 4-bedroom, 3.5-bath, 2-story home with a 3-car garage showcases a sleek modern floor plan with oversized windows that flood the interior with natural light while framing sweeping views of the park and surrounding peaks. Enjoy seamless indoor-outdoor living with expansive outdoor spaces designed for entertaining, while solar panels and central A/C provide year-round efficiency and comfort. Inside, every detail has been thoughtfully curated: high-end engineered wood flooring from Germany, a GE Caf appliance package with gas cooktop and wall oven, and Euro-style Innotech windows with tilt-and-turn technology, defender hardware, and black-on-black frames. Premium carpet with memory foam padding and designer touches throughout elevate the sense of comfort and luxury. More than a showcase, this home embodies a lifestyle. Featured in the 2025 Parade of Homes, it represents the pinnacle of modern Montana living. Dont miss one of the final opportunities to own a park-front home in Gran Cieloschedule your private showing today.



FEATURES

Status:	Active	Style:	Contemporary
Type:	Residential	Year Built:	2025
Sub Type:	Single Family	Beds:	4
Acres:	± 0.1855	Baths:	4
View:	Mountains, SouthernExposure	Appliances:	BuiltInOven, Cooktop, Dishwasher, Freezer, Microwave, Refrigerator, SomeGasAppliances, Stove
Water Features:	None	Heating/Cooling:	ForcedAir NaturalGas Solar CentralAir
Listing Date:	2025-09-29		
Listing Agent:	Lisa Collins of Berkshire Hathaway - Bozeman		

LOCATION



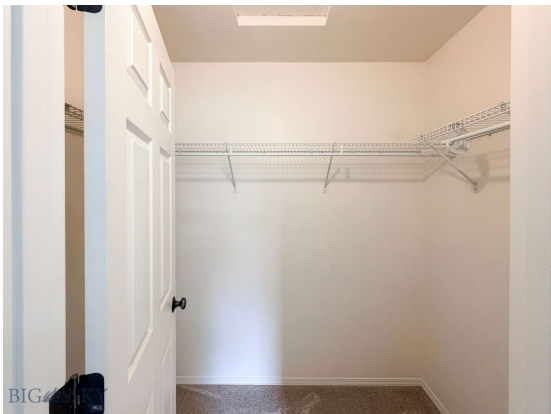
Address: 2389 Cielo Way, Bozeman MT 59718

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.

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.

*POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND
LOCAL EXPERTISE*



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