



THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



641 Glasgow Road, Bozeman MT 59715

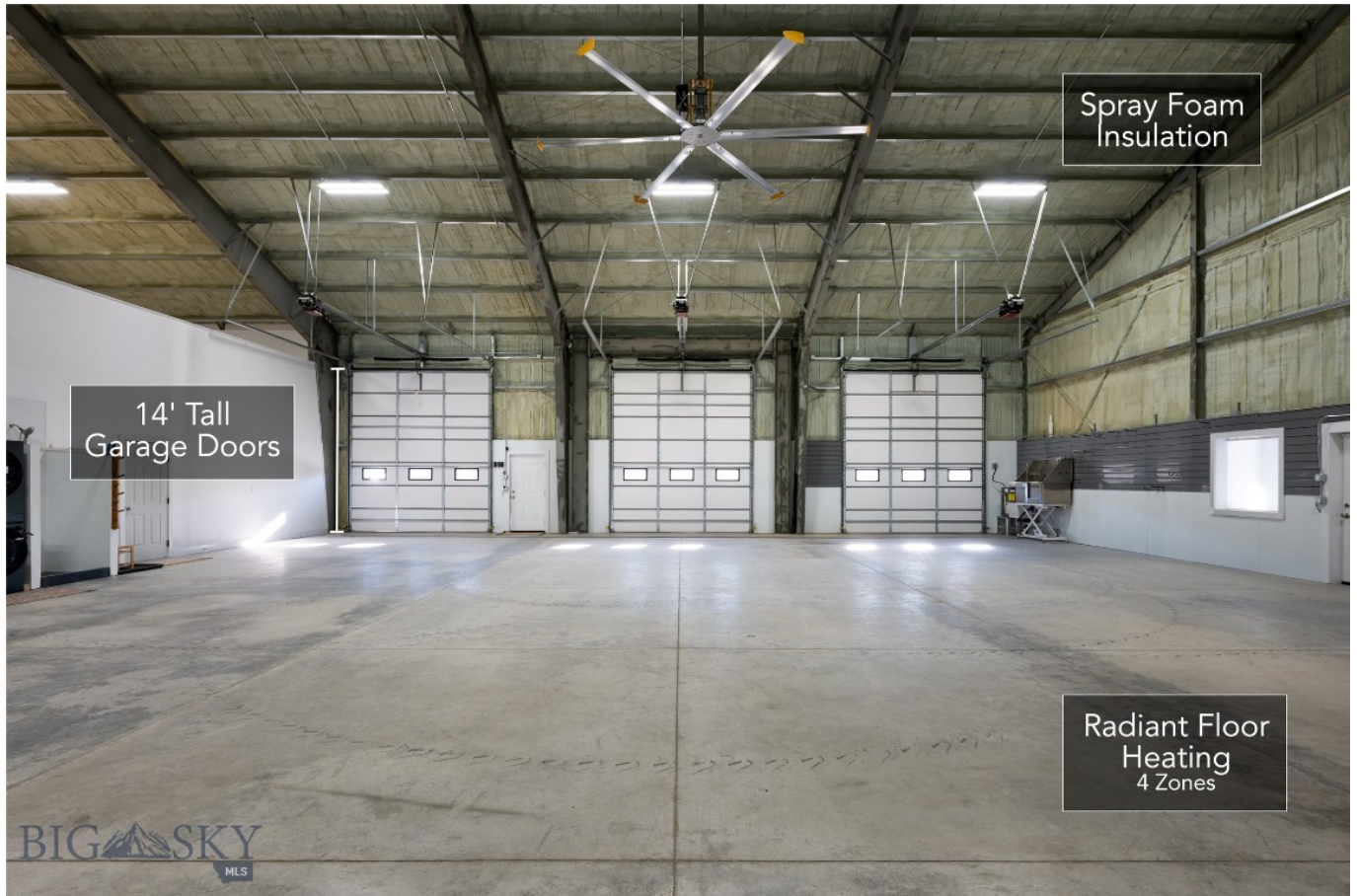
\$1,995,000

Acres: $\pm$ 20

MLS#: 406741

INTRODUCTION

Experience Montana living at its best with this versatile 20-acre +/- property located just 15 minutes from downtown Bozeman, 20 minutes from Livingston, and 30 minutes from Bozeman Yellowstone International Airport. Combining functionality, comfort, and wide-open space, this property offers both a turnkey barndominium/shop and room to build your dream home. The impressive 60' x 80' steel structure (completed in 2024) features metal roofing and siding for long-lasting durability. With 3 14' high bay garage doors, and a roof that is 26' high, you'll have plenty of room to store your MT toys. Inside, you'll find approximately 60' x 60' of shop space and 60' x 20' of well-appointed living quarters, complete with radiant floor heating across four zones and spray foam insulation for year-round efficiency. Above the living area is another 60' x 20' "loft" space, perfect for additional storage or a bonus room, while RV hookups are available both under the carport and inside the shop for maximum flexibility. Extensive upgrades within the past year make this property move-in ready. Improvements include a full kitchen buildout (custom cabinetry, quartz countertops, Bosch dishwasher, Samsung induction oven, Samsung air fryer microwave, Samsung refrigerator), motorized blinds, a security/video surveillance system, exterior lighting, new paint, regraded driveway, concrete pads, irrigation system, frp panels (water and fire resistant), and slat wall for flexible storage. Please see attached sheet for full list of upgrades as it is too extensive to list here. Unlike many nearby parcels, this land is remarkably usable with gentle terrain, making it ideal for outdoor recreation, building expansion, having horses, or simply enjoying the open space. The current owner often runs his dog across the property from an ATV, taking full advantage of the open, accessible landscape. With light covenants/zoning a new owner has plenty of options on how to best use the property to their liking. Whether you're looking for a fully functional workshop, a place to store your toys, keep horses, a modern living space, or a foundation to build your Montana dream home, this property offers endless possibilities in an unbeatable location.



Spray Foam
Insulation

14' Tall
Garage Doors

Radiant Floor
Heating
4 Zones

BIG SKY
MLS

FEATURES

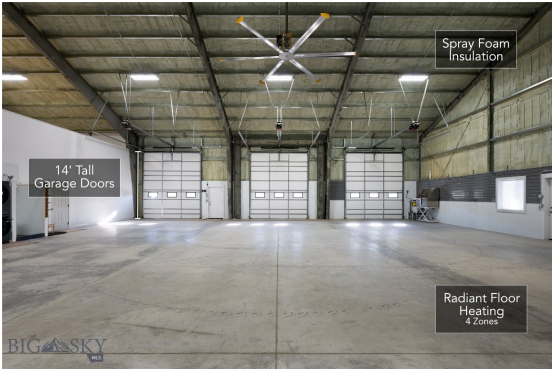
Status:	Active	Year Built:	2024
Type:	Land	Beds:	2
Acres:	± 20	Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, WaterSoftener, Washer
View:	Mountains, Valley, TreesWoods	Heating/Cooling:	RadiantFloor CeilingFans
Listing Date:	2025-10-27		
Listing Agent:	Patrick Callaghan of Realty One Group Peak		

LOCATION



Address: 641 Glasgow Road, Bozeman MT 59715

PHOTOS



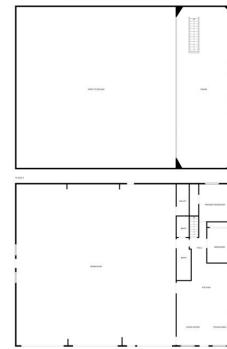






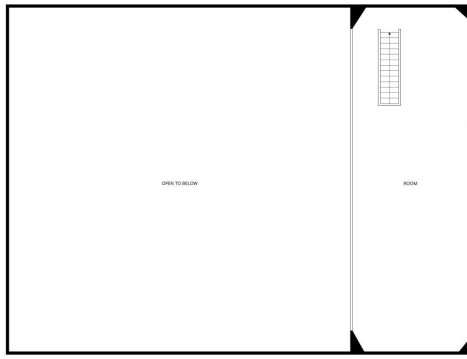






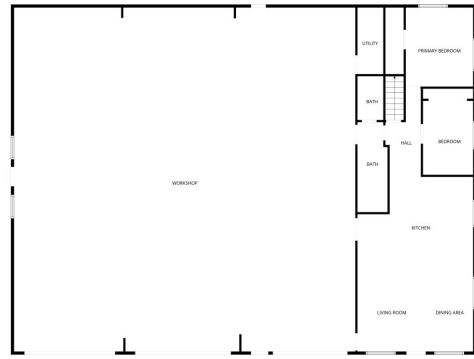
BIG SKY

FLOOR PLAN CREATED BY CIRCULAR MAP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



BIG SKY REAL ESTATE

FLOOR PLAN CREATED BY CURATOR APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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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.

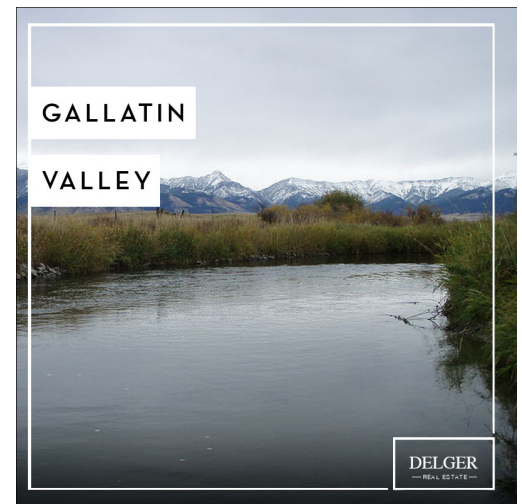
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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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