

# 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*



## 1050 Boylan, Bozeman MT 59715

\$739,900

Acres: ± 0.1113

MLS#: 407850

# INTRODUCTION

Enjoy the ease of single-level living in this beautifully updated 3-bed, 2-bath townhouse tucked into one of Bozeman's most sought-after neighborhoods. Set alongside the Bridger Creek Golf Course, this home blends modern comfort with a peaceful, scenic setting that instantly feels like a retreat. Step inside and you'll feel right at home. Vaulted ceilings create a bright, open feel, while the thoughtfully designed layout offers an easy, natural flow from room to room. Refinished floors and cozy wool carpet add warmth throughout. The kitchen shines with new subway tile, sleek countertops, and a functional design that opens seamlessly to the living area, complete with a striking gas fireplace and built-in shelving that anchors the space beautifully. The primary bedroom features an ensuite bath with dual sinks and updated fixtures, while two nicely sized bedrooms are thoughtfully positioned across the home for added privacy. Modern light fixtures, central air installed in 2019, and a brand-new roof in 2024 provide comfort, efficiency, and peace of mind. Outside, enjoy quiet mornings with your coffee as wildlife wanders through the wetlands behind the home. With Bridger Creek Golf Course, Nordic ski trails, and nearby hiking paths just steps away, outdoor adventure is always within reach. Story Mill Park, Map Brewing, the Cannery District, and downtown Bozeman are all just minutes from your door, offering endless ways to soak up the Bozeman lifestyle. With its thoughtful updates, tranquil setting, and low-maintenance design, this Bridger Creek townhouse is more than just a place to live. It is a lifestyle that is easy to love and hard to find.

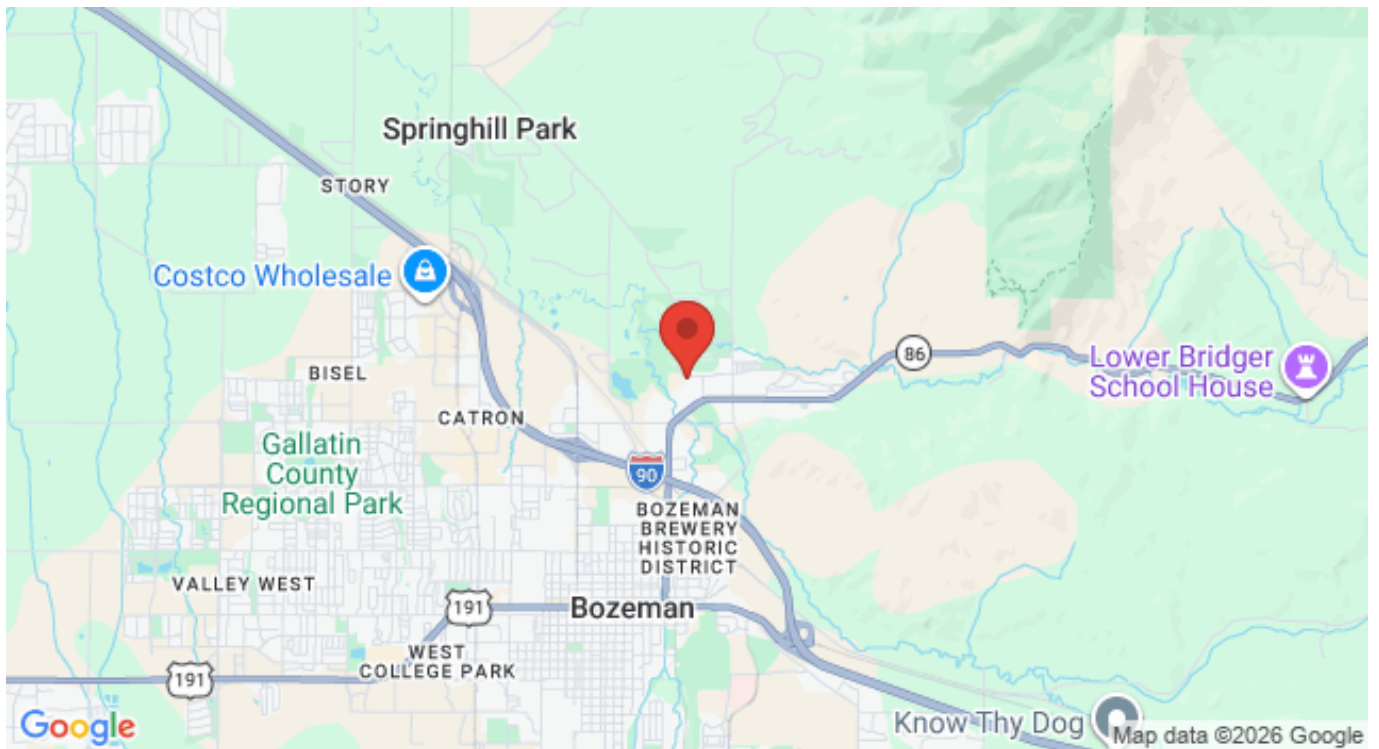


## FEATURES

<b>Status:</b>	Contingent
<b>Type:</b>	Residential
<b>Sub Type:</b>	Townhouse
<b>Acres:</b>	± 0.1113
<b>View:</b>	Mountains, TreesWoods
<b>Listing Date:</b>	2026-01-07
<b>Listing Agent:</b>	Beth Monnin of Realty One Group Peak

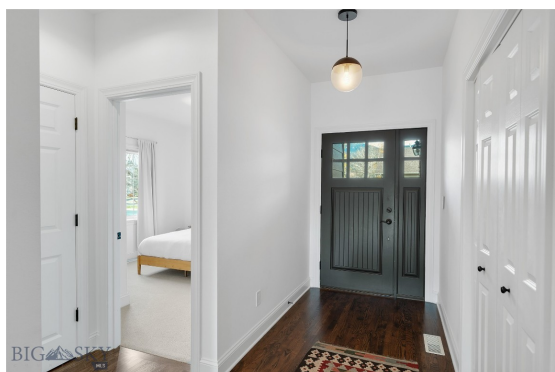
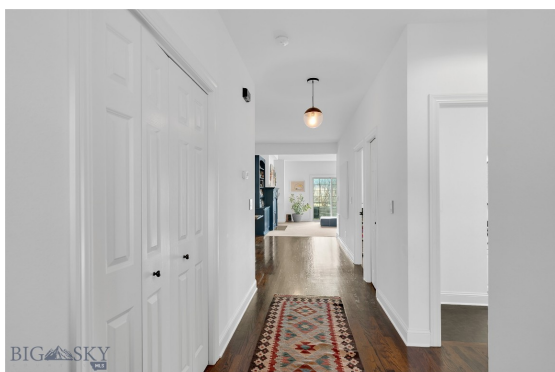
<b>Year Built:</b>	2000
<b>Beds:</b>	3
<b>Baths:</b>	2
<b>Appliances:</b>	Dryer, Dishwasher, Disposal, Range, Refrigerator, Washer
<b>Heating/Cooling:</b>	ForcedAir NaturalGas CentralAir, CeilingFans

## LOCATION



Address: 1050 Boylan, Bozeman MT 59715

# PHOTOS

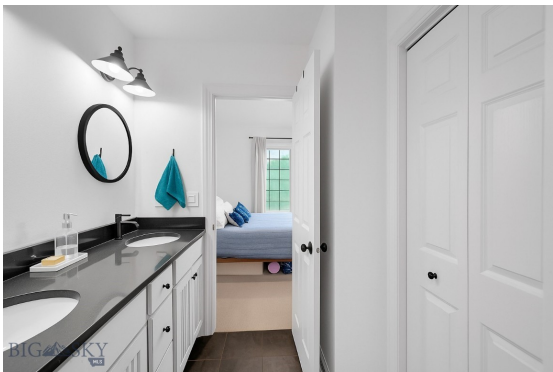
















BIG SKY

FLOOR PLAN CREATED BY CIBO/SIA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

# 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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