DELGER
REAL ESTATE
BOZEMAN MONTANA

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

Powered by Data, Technology, and Local Expertise

3239 S 22nd Avenue, Bozeman MT 59718

$735,000
Acres: ± 0.185
MLS#: 408034

INTRODUCTION

This solidly built, approx 2500sf, 2B|3B + office home is for the discerning minimalist. Its designed for the buyer who wants the prestige of a custom build, bespoke paint, exquisite finishes, warmed floors, and views without the "burden" of high-maintenance acreage or sprawling multi-story cleaning. The focus here is luxury and time-wealth: a home that functions so smoothly it gives you back your weekends. ONE LEVEL w/ no stairs or transitions, two primary suites, with the main primary suite having His/Her closets, soaking tub, huge glass enclosed tiled shower, and private commode. The spacious kitchen with double ovens, large island and immense walk-in pantry is created with the chef in mind. You'll love the custom details including in-floor radiant heated, polished concrete floors, Central AC, auto and dual blinds, upgraded 8' interior doors, ceilings that range from 9-10', custom cabinetry, exceptional storage & spacious rooms throughout w/ laundry room with sink and custom shelving & an oversized mud room not to be rivaled! Once spring & summer arrive watching the sunrise from the covered front porch and sunsets off the covered back patio will bring much joy and peace. The fenced backyard is perfect for your furry friends and getting exercise is easy with the miles and miles of trails out your door. And for all your fun toys, the oversized, 715sf 3-car garage will make you smile. Perfectly situated on the Southside close to MSU, the Hospital and Downtown.

FEATURES

Status:	Active	**Style:**	Custom
Type:	Residential	**Year Built:**	2019
Sub Type:	SingleFamilyResidence	**Beds:**	2
Acres:	± 0.185	**Baths:**	3
View:	Mountains	**Appliances:**	BuiltInOven, Dryer, Dishwasher, Disposal, Microwave, Range, Washer
Listing Date:	2026-03-13		
Listing Agent:	Taunya Fagan of Taunya Fagan RE @ Estate House	**Heating/Cooling:**	RadiantFloor CentralAir

LOCATION

Address: 3239 S 22nd Avenue, Bozeman MT 59718

PHOTOS

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MONTANA

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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.

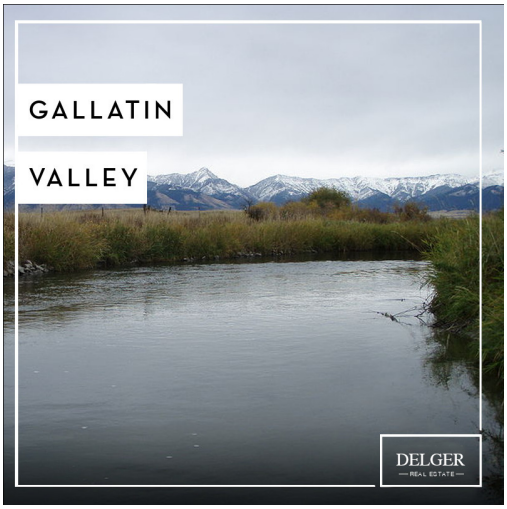
Bozeman is known for its friendly people, sense of community, excellent schools and quality of life. The town has a western charm and a relaxed attitude. The Bozeman Quality Of Life index rates very well due to access to Outdoor Recreation, Amusement, Culture, Education, Medical, Religion, Restaurants 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 word'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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