

**DELGER**  
— REAL ESTATE —

BOZEMAN MONTANA



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**THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT**

*Powered by Data, Technology, and Local Expertise*



1327 Windrow Drive, Bozeman MT 59718

\$725,000

Acres: ± 0.0782

MLS#: 408490

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# INTRODUCTION

Welcome to 1327 Windrow Drive, a beautifully designed luxury townhome in the coveted Flanders Mill subdivision. This luxurious 3-bedroom, 2.5-bath townhome offers 1,911 square feet of thoughtfully designed living space, combining elevated finishes with effortless, low-maintenance living. Ideally suited for those who value convenience, flexibility, and refined design, this home allows you to enjoy everything Bozeman has to offer without the time-consuming upkeep of a traditional single-family residence. The main level features a highly desirable primary suite with a spa-inspired ensuite bathroom and heated floors, providing comfort and functionality for everyday living. The open-concept layout showcases elevated finishes throughout, including quartz waterfall kitchen countertops, custom built-ins, a striking steel staircase, and expansive windows that fill the home with natural light. A cozy gas fireplace with mantel anchors the living space, complemented by high-end window shades and refined architectural details. Upstairs, two spacious bedrooms, a full bathroom, and a lofted living area offer flexibility for a second lounge, media space, or home office, along with a conveniently located laundry room. An attached two-car garage adds everyday practicality and ample storage. Located in Flanders Mill, this home offers access to community parks, trails, and ponds, with easy proximity to downtown Bozeman, shopping, dining, and outdoor recreation. Whether used as a full-time residence or a lock-and-leave option, this low-maintenance luxury townhome delivers a refined Montana lifestyle.



# FEATURES

Status:	Active	Year Built:	2021
Type:	Residential	Beds:	3
Sub Type:	Townhouse	Baths:	3
Acres:	± 0.0782	Appliances:	Dishwasher, Disposal, Microwave, Range, Refrigerator
Listing Date:	2026-02-17	Heating/Cooling:	ForcedAir NaturalGas CentralAir, CeilingFans
Listing Agent:	Amy Alvarado of Realty One Group Peak		

# LOCATION

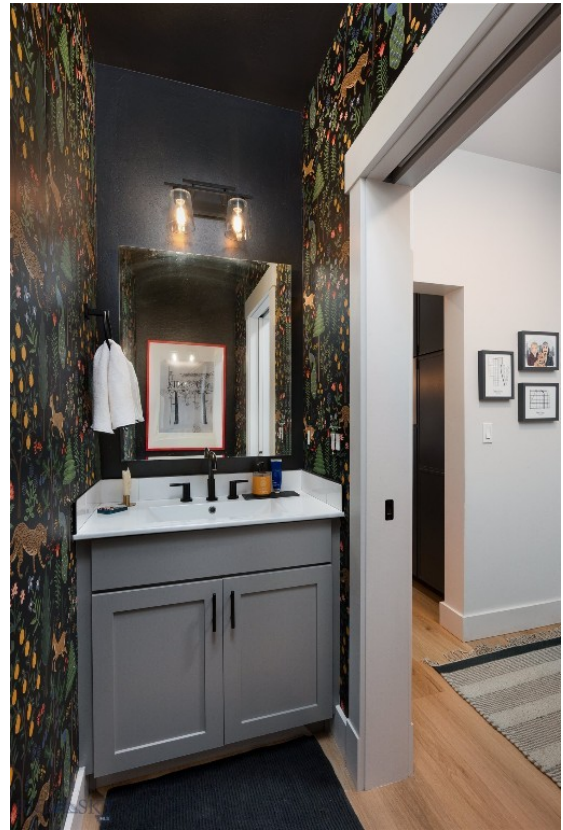


Address: 1327 Windrow Drive, Bozeman MT 59718

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.

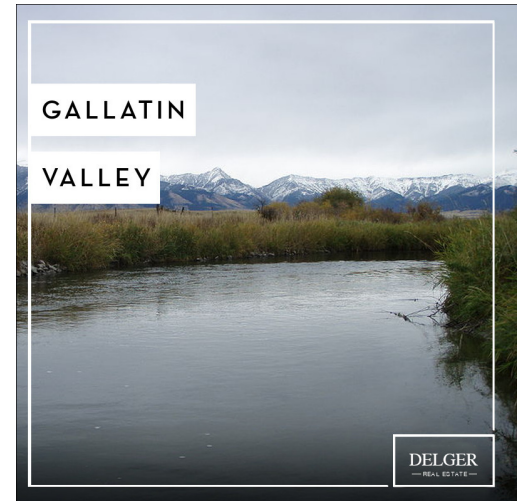
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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.

# 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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