

# 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*



## 569 Rowland, Bozeman MT 59718

\$939,000

Acres: ± 0.181

MLS#: 408733

# INTRODUCTION

Come see this new construction home in the Sierra Vista subdivision featuring 4 bedrooms and 3 bathrooms. As you enter, you'll find two bedrooms and a full bathroom off the main hallway, along with a convenient mudroom and laundry area that leads to a heated three-car garage. Continuing into the home, stairs lead to a fourth bedroom with its own bathroom and closet perfect for guests or as a bonus room. The main living area offers an open-concept layout with the living, dining, and kitchen spaces flowing together. The kitchen features quartz countertops, stainless steel appliances, a pantry, and under-cabinet lighting. The spacious owners suite offers plenty of room to relax, and the ensuite bathroom includes a stylish wet room with a walk-in shower and freestanding tub. Just off the bathroom is a large walk-in closet. The backyard connects directly to a neighborhood trail system, offering easy access to outdoor recreation.



Island x2



Dining



owners suite



Front Exterior



569  
ROWLAND  
LIGHTING



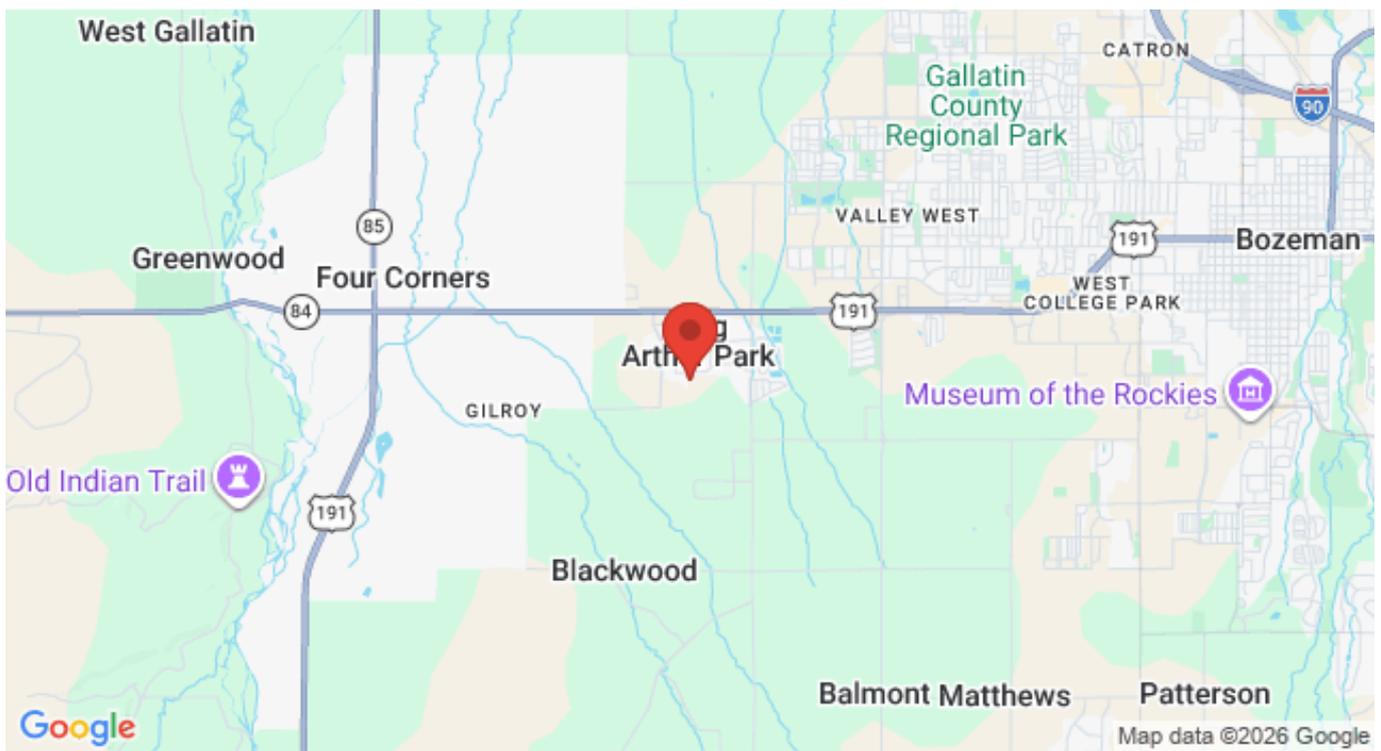
Downstairs guest bathroom

## FEATURES

<b>Status:</b>	Active
<b>Type:</b>	Residential
<b>Sub Type:</b>	SingleFamilyResidence
<b>Acres:</b>	± 0.181
<b>Listing Date:</b>	2026-03-05
<b>Listing Agent:</b>	Kelsey Comer of Savage Real Estate Group

<b>Year Built:</b>	2026
<b>Beds:</b>	4
<b>Baths:</b>	3
<b>Appliances:</b>	Dishwasher, Disposal, Microwave, Range, Refrigerator
<b>Heating/Cooling:</b>	ForcedAir NaturalGas CentralAir

## LOCATION



Address: 569 Rowland, Bozeman MT 59718

# PHOTOS



Island x2



Dining



owners suite



Front Exterior

569  
ROWLAND  
LIGHTING



Downstairs guest bathroom



Kitchen Faucet

Bathroom Faucets

Standard toilet

Bathroom Towel/toilet paper fixtures  
Towel bars hand towel, and 24"

Guest Shower/Tub fixtures



Free standing bathtub

PLUMBING  
Matte Black



Wall tile

Floor tile- flat  
stone



Isipo for wet room.  
Tile and bath fixtures will vary  
No hanging light fixture



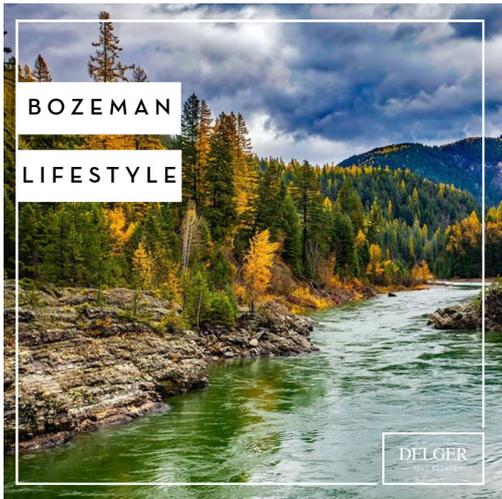
BIG SKY REAL ESTATE

ROOM PLAN CREATED BY CUBICOLA APP. MEASUREMENTS DENIED. HIGHLY PRECISE 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.

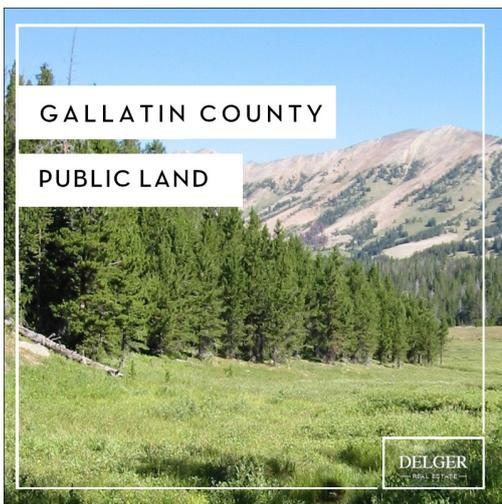
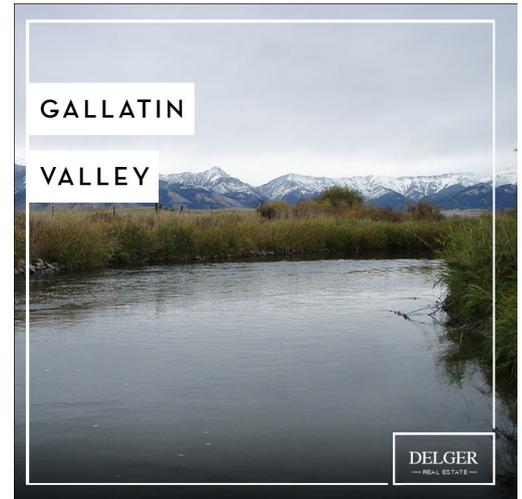
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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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