

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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Powered by Data, Technology, and Local Expertise



678 Clancy Way, Bozeman MT 59718

\$3,177,000

Acres: ± 1.25

MLS#: 409215

INTRODUCTION

Set on 1.25 acres on the sought-after south side of Bozeman, this stunning new construction home in Home 40 blends elevated design, thoughtful functionality, and incredible views into one striking package. Backing to a peaceful pond with surrounding mountain views beyond, the setting feels both private and connected to everything that makes this community so special. Home 40 residents enjoy access to private ponds, miles of trails, a clubhouse, fitness center, and outdoor pool, all just minutes from Hyalite Canyon and downtown Bozeman. The home makes a strong first impression with beautiful stone accents, dramatic architecture, and a warm modern aesthetic. Inside, soaring ceilings and expansive windows flood the main living area with natural light, while a stunning fireplace with a stone hearth anchors the space. The kitchen was designed for both entertaining and everyday living, featuring Thermador appliances, quartz countertops, under-cabinet lighting, tile backsplash, a walk-in pantry, and seamless access to covered outdoor living spaces off both the dining area and kitchen. The main level offers a thoughtfully designed layout with a luxurious primary ensuite, spacious laundry room, powder bath, additional bedroom, and full bathroom and office. The office is entered through a custom glass wall, with floor-to-ceiling windows overlooking thoughtfully designed landscaping, creating a bright, architectural workspace with a calm, connected feel. The primary suite features dual walk-in closets, a freestanding soaking tub, dual-head walk-in shower, elevated finishes, and under-vanity ambient lighting. Just off the oversized three-car garage, the mudroom offers built-in storage, coat hooks, and space for organizing gear, while the heated garage offers ample storage. Upstairs, a generous flex space is surrounded by three additional bedrooms, all with walk-in closets. One bedroom includes an ensuite bath, while the other two share a Jack and Jill layout. Additional highlights include central air conditioning, seamless indoor-outdoor living, and a meticulously designed landscape plan featuring mature, statement trees that elevate the entire setting. Sophisticated yet inviting, bold yet timeless, this is the kind of home that turns heads while still feeling livable.



FEATURES

Status:	Active
Type:	Residential
Sub Type:	SingleFamilyResidence
Acres:	± 1.25
View:	Lake, Mountains, Pond
Listing Date:	2026-05-11
Listing Agent:	Kelsey Renevier of Coldwell Banker Distinctive Pr

Style:	Custom
Year Built:	2026
Beds:	5
Baths:	5
Appliances:	Dishwasher, Disposal, Range, Refrigerator, WaterSoftener
Heating/Cooling:	ForcedAir NaturalGas RadiantFloor CentralAir, CeilingFans

LOCATION



Address: 678 Clancy Way, 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.

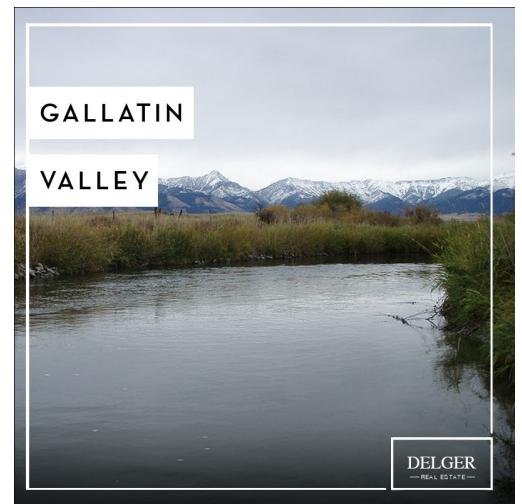
When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

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.

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.

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