

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



140 Village Crossing, Bozeman MT 59715

\$645,000

Acres: ±

MLS#: 410282

INTRODUCTION

Perched on the fourth floor of Village Downtown, this beautifully appointed residence offers something increasingly rare in the heart of the city space, stillness, and a view worth coming home to. Step out your door and you're steps from Main Street's best restaurants, boutiques, and cultural energy. Step back inside, and the world quiets down. The moment you enter, the drama of soaring vaulted ceilings sets this residence apart from anything else downtown Bozeman has to offer. This is not a typical urban condo it feels open, airy, and genuinely grand, with a sense of volume that you simply have to experience in person. Expansive windows amplify that feeling, flooding the space with natural light and drawing your eye outward to the southwest, where two private balconettes open via sliding glass doors to sweeping views across the rooftops toward Big Sky and the Spanish Peaks. Unlike many downtown residences, this home sits on the serene side of Village Downtown with little noise, and interruptions just open skies, mountain views, and the kind of stillness that's hard to come by this close to Main Street. Whether you're catching the alpenglow on an evening glass of wine or simply leaving the doors open to let the mountain air move through, these are the moments that define life at this address. As the city lights come alive below, the living spaces become some of the best seats in town. The open-concept layout flows naturally between living, dining, and kitchen beneath those remarkable ceilings, finished with the kind of thoughtful detail that makes a space feel genuinely livable not just impressive on paper. The kitchen is built for both weeknight ease and weekend entertaining, while the primary suite offers a true retreat: spa-inspired bath, dual vanities, soaking tub, and an enclosed shower. A well-separated guest bedroom and full bath ensure visitors have their own comfortable corner of the world. This is a lock-and-leave lifestyle done right dedicated underground parking, effortless access to I-90 and Bozeman Yellowstone International Airport, and Bozeman Health Deaconess Hospital just minutes away. Whether you're in town full-time or treating this as your Montana basecamp, Village Downtown delivers the convenience of Bozeman's downtown amenities with the soul of the mountains just outside your window.



FEATURES

Status:	Active
Type:	Residential
Sub Type:	Condominium
View:	Mountains, SouthernExposure, Valley, TreesWoods
Listing Date:	2026-04-15
Listing Agent:	PollyAnna Snyder of Engel & Volkers - Bozeman

Style:	Traditional
Year Built:	2006
Beds:	2
Baths:	2
Appliances:	Dryer, Dishwasher, Disposal, Range, Refrigerator, Washer
Heating/Cooling:	ForcedAir RadiantFloor CentralAir

LOCATION



Address: 140 Village Crossing, Bozeman MT 59715

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.

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v1.01-2026-06-24