

# RETIRING IN BOZEMAN, MONTANA



Pack your fishing poles, hiking boots and golf clubs! If you are considering retiring in Bozeman, Montana there are many adventures ahead.

## ABOUT BOZEMAN

Named many times over as one of the “Best Places in the Nation to Retire”, Bozeman Montana attracts retirees from all over the world with its ***endless outdoor recreation opportunities, easy access to two of the most beautiful National Parks in the nation, friendly community and thriving arts & culture scene.***

Sitting at an elevation of 4,820 feet, between the rising peaks of the Bridger, Gallatin, Madison and Tobacco Root mountain ranges, ***beautiful mountain views are not hard to come by in this active mountain town.*** With a population of 48,532 (2018), Bozeman is Montana’s fastest growing community, and one of the fastest growing cities of its size in the U.S. Home to Montana State University and prominent companies such as Zoot, Oracle and Simms, Bozeman residents are a wide variety of ages, incomes and life stages.

***Retiring in Bozeman, Montana means you will enjoy a high quality of life in a peaceful, yet active mountain setting where the sense of community is the heartbeat of the town.*** The countless outdoor pursuits balanced with the thriving culture offer a sense of energy and excitement. It is easy to become part of the Bozeman community thanks to the friendliness and support of the residents here.



## TRAVELING TO & FROM BOZEMAN

Traveling to and from Bozeman is surprisingly easy, thanks to the Bozeman Yellowstone Airport. ***The airport is located only 8 miles north of Bozeman*** which is a short, 20-minute drive from the center of town. The Bozeman Yellowstone International Airport has become one of the fastest growing airports in the country with more than 1.2 million passengers passing through the gates each year. ***There are now more than 20 direct flights to and from Bozeman from places like New York, Chicago, and Atlanta.*** Even with the airport's growing traffic over the past few years, the lines continue to remain short – sometimes nonexistent!

In town, the best ***public transportation*** is offered through the Streamline Bus System. The Streamline Bus offers fare-free service throughout the Bozeman area along with providing service to and from Bozeman, Belgrade, Four Corners, Livingston and seasonal routes to Bridger Bowl and Big Sky. Uber and Lyft have made their way to Bozeman and are viable options for transportation as well as a taxi service and rental car companies.

While Bozeman is a growing city and our public transportation system has made great strides over the last few years, we suggest not relying on public services as your only mode of transportation. ***Cars are more or less a necessity in Bozeman due to the sprawling landscape of the city.*** Traffic runs relatively smooth and traffic jams are rare. Winter travel in town can be difficult due to snow accumulation and icy roads. While 4-wheel drive is not necessary, it is strongly recommended as are winter snow tires.

Another good reason to have your own vehicle - Bozeman is surrounded by beautiful places that are just perfect for a scenic drive. Our favorites scenic drives near Bozeman are Bridger Canyon, Gallatin Canyon, Paradise Valley and Hyalite Canyon. ***Yellowstone National Park is just a 1 ½ hour drive away and Glacier National Park is 5 hours away.*** These drives are a great option both in the summer months and during the winter (as long as the roads are open).



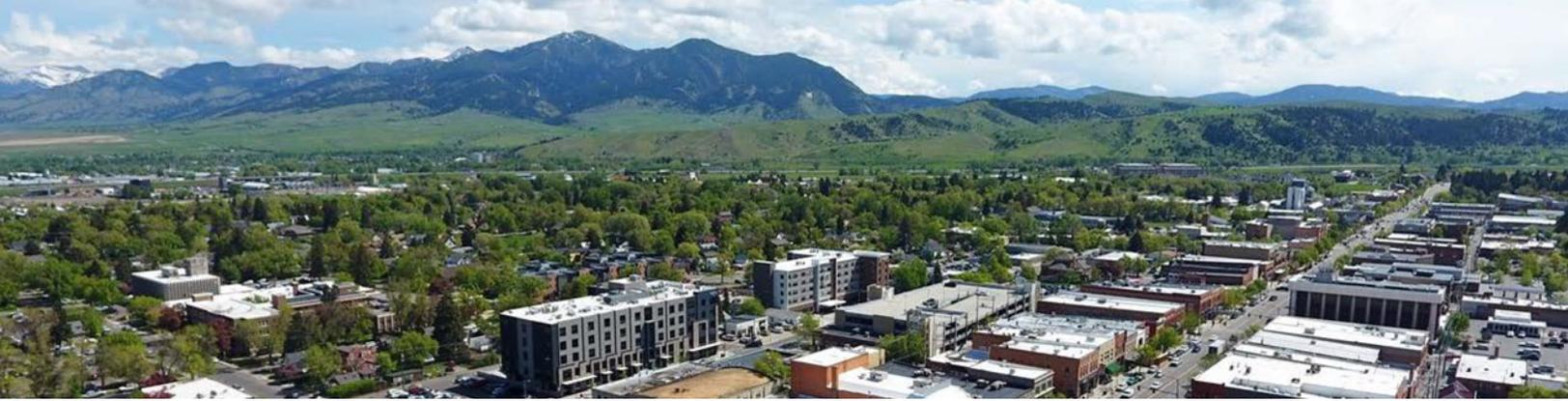
Hyalite Canyon



Paradise Valley



Gallatin Canyon



# HEALTHCARE

As Gallatin County continues to grow, so does the healthcare community. Bozeman Health, our largest provider, is **comprised of two hospitals, specialty treatment centers, a network of physician and urgent care clinics, outpatient treatment facilities and retirement and assisted living facilities.** The goal of Bozeman Health is to continually improve community health as well as convenience and access to health care.

Bozeman Health Deaconess Hospital is an 86-bed facility with 200 physicians and health professionals representing over 35 specialties. Some of the specialty services they offer are the **Cancer Center, Diabetes Center, Heart Center, Orthopedic and Rehabilitation Services and a Women's Center.** Bozeman Health has earned numerous certifications and awards that affirm their commitment to the health of our community. **Billings Clinic** is developing the first phase of their Bozeman location which will be a 58-acre campus opening in 2022.

Bozeman also has **Community Health Partners** which provide **high quality, affordable care to everyone.** They have clinics in Bozeman, Belgrade, Livingston and West Yellowstone as well as two dental clinics. They accept all private insurance, Medicaid and Medicare and sliding scale fees based on income. No one is ever turned away for inability to pay. In addition, there are numerous private practices throughout the valley and plenty of specialty doctors to keep you healthy and active.

# COMMUNITY

If you are moving to Bozeman, be prepared to be welcomed with open arms. **There are a number of groups dedicated to people looking to make friends in Bozeman such as the Gallatin Valley Newcomers Club** which hosts "Interest Group" meetups for book clubs, bridge, crafts & knitting, golf, gardening and movie lovers just to name a few! For the outdoorsy types there are plenty of groups such as the **Bozeman Adventure Club** and the **Bozeman Wind Drinkers**, a running club founded in 1973!

Volunteer-minded residents have no trouble finding a place to dedicate their time. **The Bozeman community supports a large number of nonprofits that are always looking for volunteers.** The Gallatin Valley Food Bank, Big Brother's Big Sisters, Bridger Ski Foundation, Haven, HRDC and Heart of the Valley Humane Society are just a few of Bozeman's non-profits always looking for a helping hand.



# BUYING A HOME IN BOZEMAN

*There are many options for housing in Bozeman and its surrounding areas, from maintenance free condominiums, to stunning rustic homes in Black Bull or modern designed homes in Bozeman's several 55+ communities. When it comes to choosing a home in Bozeman you'll want to consider what type of home you want and what area of town is best for you.*



**Condominium:** When you buy a condo you own the inside of your home. The exterior, land and common areas are generally owned by an association which means you are not responsible for the maintenance, lawn care and snow removal. With a condo, you can live worry free while you are away knowing your homes exterior maintenance is being handled. There are condominium associations and monthly fees.



**Townhouse:** A townhouse is similar to a single family home because you own the interior, exterior and the land and in most cases you are responsible for maintaining it. Townhomes are connected to each other with adjoining walls. Townhouses, like condos, can have homeowners associations that do handle some of the exterior maintenance like lawn care and snow removal but that varies with each home.



**Single Family Home:** If you prefer some space, a single family home is the way to go. Maybe you want some land with the mountain views that you moved here for in the first place! A single-family home is also a good option if you plan on having visitors. With a single family home you will be responsible for all of the maintenance so if you are hands on, this is the best option for you.

# THE BEST AREAS IN BOZEMAN FOR RETIREES

*Anywhere in Bozeman is a good place to live in our opinion, however, there are some places that are a better fit for retirees. Once you have decided what type of home you are looking for you can begin the process of narrowing down the location. Keep in mind Bozeman is a college town so there are many areas with rentals that may not offer the peace and quiet you are seeking. Fortunately there are plenty of other neighborhoods designed for people just like you.*

## CONDOS & TOWNHOMES



### ***The Village Downtown***

These luxury homes sit in the historic downtown district with the convenience of an urban living community. Lindley Park, Peet's Hill and the public library are practically across the street and Bozeman's vibrant downtown just a few blocks away. The Village Downtown development began in 2002 and is now well established community. All common areas are taken care of as well as landscaping and garbage removal.

There are three options for living in The Villages. **The Village townhomes** offer two different floor plans both with two stories and over 3,000 sq.ft of space. Each of these homes has an attached garage and a private courtyard. **The Village lofts are condominiums** that offer 1, 2 or 3 bedroom options. Each loft has high ceilings, a secure lower level parking garage with reserved parking and storage space, elevators, energy efficient double glazed windows and concierge services. There are also a small number of **single family homes** in The Village Downtown, ranging from 3-5 bedrooms If you are looking for a fantastic downtown location, established community and maintenance free living then this could be the perfect option for you. [Click here to see homes currently for sale in The Village Downtown.](#)

### ***The Willson Residences***

Originally the Gallatin County High School, this building is an iconic Bozeman landmark that has been thoughtfully converted into 17 up-scale condominiums Located directly on Main Street, just 2 blocks from the heart of downtown Bozeman, the building itself is bordered by large trees and outdoor gardens. Each unit is unique and offers floor-to-ceiling windows, private balconies and a beautiful combination of traditional and contemporary finishes. Homeowners enjoy a private & secure heated parking garage. The Willson Residences don't come on the market often so we highly suggest [signing up for our new listing notifications](#) so you will be notified as soon as one does.





### ***Block M***

These high-end townhomes are located just two blocks north of downtown Bozeman. The 3 level units feature a variety of open floor plans, rooftop decks, two-car garages and terrace level apartments in select units. Residents enjoy stunning Bridger Mountain views from spacious outdoor living spaces, high-end finishes and a fantastic location. [Click here to see homes for sale at Block M.](#)



### ***5 West***

Located in the very heart of downtown Bozeman is 5 West, a premiere mixed-use space of residential and commercial suites. The top three floors of the building are residences with studio, one and two bedroom options available. Units include on-site parking, storage, high ceilings, elevators, an outdoor courtyard and a location that can't be beat! At 5 West you are only one block off of Main Street so you can walk to restaurants, shopping and downtown events. [Contact us to find out what is available at 5 West.](#)

***There are several downtown residential projects underway in Bozeman. [Click here to read about Bozeman's downtown developments or contact us for more information.](#)***



### ***South Rows***

One of Bozeman's newer condo developments on the south side of Bozeman is the South Rows project. These three level condominiums feature open and efficient floorplans, contemporary design, high-end finishes, energy efficient components and euro-style windows that highlight the mountain views and natural light. There are 2, 3- and 4-bedroom floorplans available. [Click here to see homes for sale at South Rows.](#)



### ***Greenhouse Village***

The Greenhouse Village is a 55 and older community comprised of ten individual condominiums. The homes feature stunning architecture, fabulous details and an open floor plan. The Greenhouse Village neighborhood is located right next to the popular Gallagator Trail and a just a short distance from Main Street. [Contact us to find out what's available in Greenhouse Village.](#)

## SINGLE FAMILY HOMES



### ***Black Bull***

If you want the space of a single family home but the hassle free living of a condo, the Black Bull private golf community may be the ideal choice for you. This community has high end, rustic style homes with snow removal and lawn care included. The amenities for members include a fitness center, tennis courts, swimming pool, club house and the 19-hole golf course. The Black Bull community offers you peace of mind if you travel, or live elsewhere part of the year knowing all maintenance is taken care of. [Click here to see homes for sale in Black Bull subdivision.](#)



### ***Triple Tree Ranch***

One of the reasons many choose to retire in Bozeman is to get away from it all and enjoy some peace, quiet and the beauty around you. Triple Tree Ranch gives you all of this. There are approximately 100 one to three acre lots within the subdivision that borders forest service land on one side. There's an extensive trail system and plenty of open space to get outdoors. On site is a full time ranch manager who maintains the snow removal. Triple Tree boasts some of the most spectacular custom homes in the area. [Click here to see homes for sale in Triple Tree Ranch.](#)



### ***Legends at Bridger Creek***

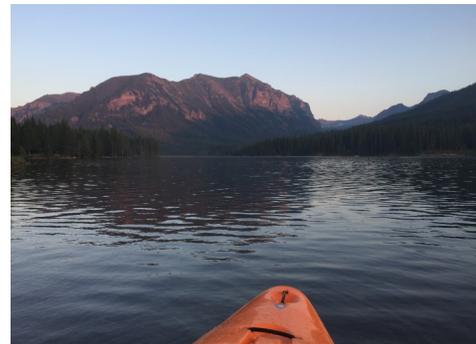
If you're retiring in Bozeman to get in as many ski days as possible, this is the subdivision to consider. Bridger Creek is located in the foothills at the mouth of Bridger Canyon. There are miles of pristine trails, an 11-acre park with fields and playgrounds, 30-acres of open space and a public golf course just up the road. The home designs and homesites are made to nurture community living, which is ideal for newcomers to the area. [Click here to see homes for sale in the Legends at Bridger Creek.](#)



### ***Knolls at Hillcrest***

This is a 55 and older community with professionally designed homes with a variety of floor plans and custom details. The Knolls were designed for easy living with retirement in mind. There are footpaths that lead to health care facilities nearby as well as to the corridor of hiking and biking trails and parks. Here you will find maintenance free living, efficient one-level floor plans and the Knolls Hospitality house - a gathering place to socialize, reserve the conference room, use the business center or entertain in the fully equipped kitchen or outdoor grill.

# STAYING BUSY



*Whether you prefer to hit the trails for a long hike, fish the surrounding blue-ribbon rivers, head to the golf course or enjoy everything that Hyalite Canyon has to offer, there is something for everyone. Here are some of our top picks for things to do in and around Bozeman.*

## GOLFING

Golf with a view is the theme here in Bozeman! At all of our local courses you can take in the surrounding mountains and big blue skies. You will find both private and public golf courses in Bozeman.

**Valley View County Club** is in Bozeman's south side. It offers a beautiful, challenging 19-hole course and a club house with amenities.

**Riverside Country Club**, north of Bozeman, is the only full service, family oriented country club in the valley. They have a beautiful golf course, tennis courts, swimming pool, kids club and a large clubhouse with full dining and plenty of space for events.

**Bridger Creek Golf** is a public golf course. They offer lessons, leagues and family activities. Located north of Bozeman with amazing Bridger mountain views throughout the course.

**Cottonwood Hills** is also a public golf course. It is an 18-hole championship course with 9-hole executive par three.

**Black Bull** is a private golf community on 500-acres. They offer different levels of membership, with some where no property ownership is required. They have a pool, tennis courts and fitness center that are also a part of certain levels of memberships.

# HIKING & WALKING TRAILS



*The choices are endless when looking for a place to hike or walk around Bozeman. Luckily the Main Street to Mountains trail system makes it easy to get on a trail no matter where you are. This system consists of 80 miles of trails weaving through neighborhoods, into open lands and on top of scenic ridgelines. These beautiful trails are maintained by the Gallatin Valley Land Trust and are the perfect place for a stroll, walk or a bike ride . You can find trail maps at various locations around town or on the [Gallatin Valley Land Trust website](#).*

**If you decide to venture further into the mountains for more challenging hikes, here are our favorites:**

**The M.** One of Bozeman's most popular hikes located on the side of Mount Baldy at the south end of the Bridger Mountains. The big white "M" can be seen throughout town and it's just a 1.5-mile hike to get to it. (The steep way is only half a mile, but not for the faint of heart). The easier, 1.5 mile route gradually climbs up the hillside past rock-cropping's and through wooded areas until you reach the sweeping views at the top.

**Kirk Hill.** To get Gallatin Valley views from the south side of town, head to Kirk Hill trail. With three loop trails, you can decide how long you want to go, take a different trail on the way back and an entirely different route the next time. It's a steady climb up, but not too strenuous and the wildflowers in the summer time are absolutely beautiful.

**Triple Tree.** One of Bozeman's all time prettiest hikes! The trail takes you through aspen groves, over a couple small streams and then up a small hillside to a beautiful overlook of Bozeman. If you do the trail in its entirety it's 4.5-miles.

**Hyalite.** Hyalite Canyon is home to so many hiking trails! Not to mention camping, boating and fishing opportunities. How lucky is Bozeman that this is right in our backyard? Palisade Falls, Grotto Falls, History Rock are all great trails that are under two miles and make a nice afternoon hike. If you are looking for a bigger challenge, Blackmore Lake or Hyalite Lake are both great options.



## FISHING

With five major rivers, countless streams, and abundant mountain lakes, Bozeman is known for its access to world-class fishing. Whether you are a beginner or an avid fisherman, there is no shortage of places to go to throw a cast.

Popular with both locals and tourists, the **Gallatin River** is known for its close proximity to Bozeman and its abundance of fish. Deep pools separated by high velocity riffles and runs along with an abundance of boulder formed pocket water create the perfect environment for successful fishing. Looking to enjoy the view while you fish? The 206-acres of water at **Hyalite Reservoir** are home to brook trout, yellow cutthroat and arctic graylings.

Just south of Livingston in Paradise Valley, the **Yellowstone River** is celebrated for its fantastic trout fishing. There are hefty rainbow and brown trout and some of the most incredible mountain scenery. There are wade-fishing areas along certain sections of the river but most fishermen prefer to fish from a boat.

The **Madison River** is one of the most popular rivers in Montana for fishing, different sections of the river offer different scenery, habitats and fishing techniques. The Madison is one of the most consistent rivers in Montana meaning there is almost always a location on the river that is fishing well nearly every month of the year.



## SKIING

The “Biggest Skiing in America” at **Big Sky Ski Resort** offers 5,800 skiable acres with 300 runs on 4 connected mountains. The resort is often recognized in national ski magazines for its expansive terrain and short, sometimes non-existent lines, all this is just a one hour drive from Bozeman.

Only 20 minutes from downtown Bozeman, **Bridger Bowl** is a non-profit ski area with 2,000 skiable acres and a wide variety of terrain with long slopes, glades, chutes, gullies and large bowls. Bridger Bowl’s ridge terrain is expert only and has some of the most challenging skiing found within any ski area boundary.

Just down the road from Bridger Bowl is **Crosscut Mountain Sports**, a full-service cross-country ski center with over 18 miles of scenic trails situated on private and forest service lands. They are open seven days a week for cross country skiing, snowshoeing and fat biking. The **Bridger Ski Foundation** grooms 70+km of winter trails in 6 different locations in Bozeman. Bridger Creek Golf Course offers a groomed trail with flat and rolling terrain, great for beginners. Bozeman Creek Trail is a multi-use trail on Forest Service land located 7 miles south of town. There are also a number of loops and trails for skiing in Hyalite Canyon. These trails are groomed intermittently and are a beautiful, quiet place to enjoy the scenery.

# COMMUNITY EVENTS



***Downtown Art Walks.*** Starting in June and ending in September are the downtown Art Walks. The second Friday of each month art galleries and several businesses keep their doors open late to welcome in art walkers to check out the art work and enjoy an evening of hors d'oeuvres, wine and socializing. There is one additional Winter Art Walk in December and is a great time for Christmas shopping!

***Farmer's Markets.*** Bozeman has not only one, but two weekly farmer's markets in the summer. On Tuesday evenings Lindley Park fills with vendors selling local produce, food, and goods. On Saturday mornings at the Gallatin County Fairgrounds is another weekly market. This one is the bigger of the two so bring your bags and fill up on your local produce and goods.

***Music on Main or Music in the Mountains.*** If there's one thing Bozemanites love, it's live music! Thursday evenings in the summertime, part of Main Street is closed for Music on Main. The food trucks come out and so do the crowds. If you prefer something more mellow, make the beautiful drive up to Big Sky for an evening of music in the park. Bring your blankets and chairs, watch the sunset on Lone Peak, get some local eats and enjoy the show! Music in the Mountains also takes place on Thursday evenings.

***Sweet Pea Art Festival.*** This celebration of the arts is a longtime Bozeman tradition and one that brings in thousands of visitors. It takes place the first weekend of August at Lindley Park and kicks off with festivities earlier in the week such as the Bite of Bozeman, Sweet Pea Runs and the Sweet Pea Parade. The park is filled with arts and crafts, food vendors, theater, dance, music, activities and more!

***The Ellen Theatre.*** You wouldn't know it from the outside, but the interior of The Ellen building is filled with elaborate crown moldings, gilded pilaster carvings and ornate light fixtures. Visiting the Ellen Theatre is like stepping back in time. Lucky for us, The Ellen Theatre puts on a wide variety of shows: musical, theatre, comedy and films throughout the year. Their classic holiday show is always a favorite and performances run through the month of December.

***The Bozeman Symphony Orchestra.*** The orchestra provides concert goers with a variety of music through its concert series throughout the year and also performs in conjunction with the Montana Ballet Company for the annual performance of the Nutcracker Ballet. Performances take place in the Willison Auditorium. Also performing in the Willison Auditorium is the Intermountain Opera which offers fantastic performances you would expect from a much larger city.

# ABOUT US

Bozeman Real Estate Group was founded because we knew we could do something better for both our clients and our community. Our goal was, and is, to be the type of real estate company that offers support to the clients and community that support us. Our real estate office is locally owned and operated, and our team of real estate agents have more than 260 collective years of experience. Every single member of our team has their own unique love and appreciation for this beautiful place we call home.

Our office is located in beautiful Bozeman, Montana and we serve the Bozeman, Belgrade, Livingston, Big Sky, Manhattan and Three Forks real estate markets. We work with residential, investment and commercial properties and our diverse team of real estate agents offer a wealth of knowledge in all these fields. We are confident that you will find the right real estate agent for you in our real estate office. [Click here to learn more about us.](#)



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