

AMELIA TURBYFILL
REAL ESTATE CO.



LOCAL'S GUIDE

TO BOZEMAN LIVING



A little about me

Hi, I'm Amelia —your go-to guide for all things Bozeman. I'm a local real estate expert with over seven years of experience helping buyers, sellers, and investors find their perfect place in Montana. I live, work, and play right here in the Gallatin Valley, and I'm passionate about sharing what makes this area so special. From hidden hiking trails to the best neighborhoods for families, I've got you covered with real insight—not just listings.

Whether you're relocating for a lifestyle change, work, or investment, I'm here to help you feel at home in Bozeman.

In this guide, I look forward to sharing what makes Bozeman such a special place to call home. Shall we?! →



A few of my Favorites

On a Saturday...

In the winter season I'm obviously hitting the slopes at Bridger Mountain, and in the summer I love floating the Madison River

Best Coffee

There's just something about the way Roly-Poly Coffee creates the perfect cup every time and serves up great vibes in the heart of Downtown Bozeman

Best Views

One thing I love about Downtown Bozeman? The Bridger Mountain Views! Head to SkyShed at the top of the Armory Hotel for amazing views + cocktails!

Most Unique

Bozeman is home to some truly unique experiences. One of my favorites is the rodeo! A great place to bring friends and get into the Western cowboy culture



Get to know Bozeman

QUICK FACTS

- Home to Montana State University 
- One of the fastest-growing micropolitan areas in the U.S.
- Surrounded by world-class hiking, skiing, and fly fishing 

DEMOGRAPHICS

- Residents: ~58,250
- Median age: 31.9

DESIGNATIONS

- Voted one of the Best Places to Live by Outside Magazine
- Named a Top 10 Ski Town by Skiing Magazine
- Known as the “Gateway to Yellowstone”



Bozeman FAQs

COST OF LIVING

Bozeman's cost of living is higher than both the state and national averages. Housing is a significant factor, with average home prices exceeding \$740,000.

TRAFFIC

Bozeman is easy to navigate, with average travel times under 15 minutes. Accessible public transportation options also makes getting around convenient.

JOB MARKET

Bozeman's economy is robust, featuring low unemployment rates and steady job growth. Key industries include technology, construction, and healthcare, providing diverse employment opportunities.

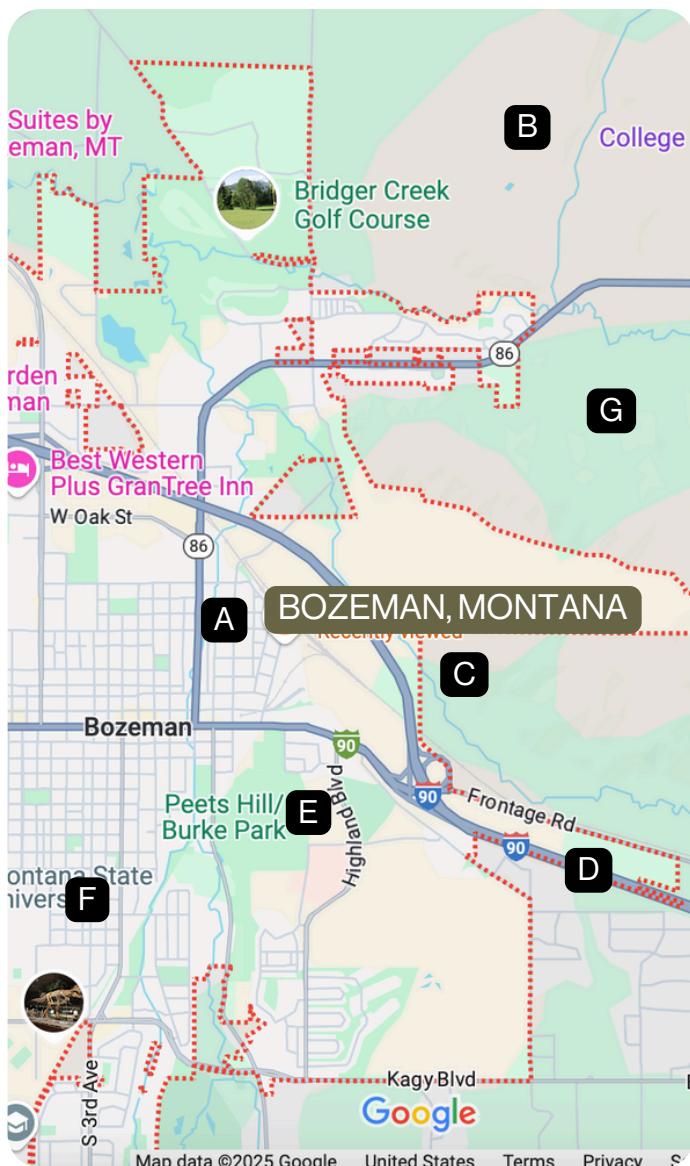
COMMUNITY RESOURCES

Bozeman boasts a range of community services. Organizations like the Human Resource Development Council (HRDC) offer housing assistance, food support, and job training.

Bozeman

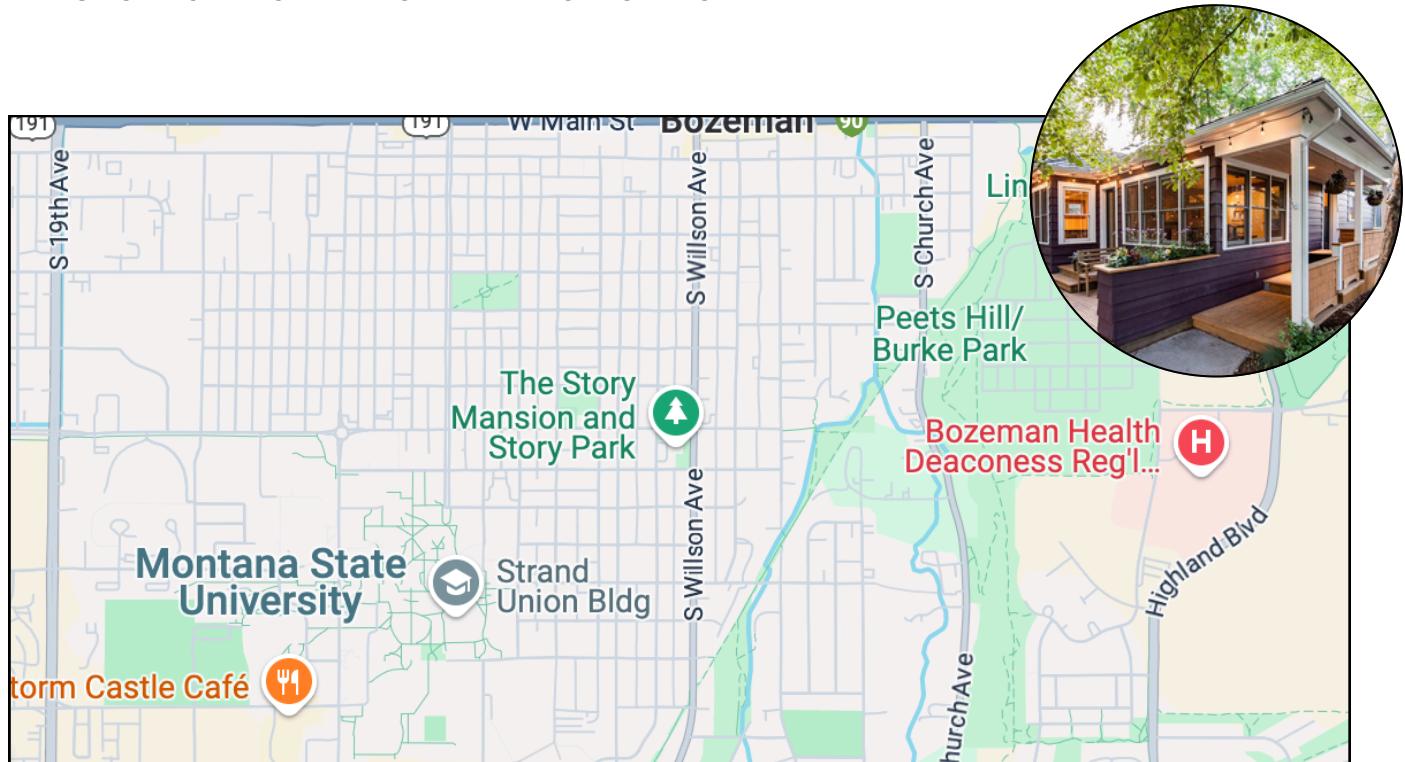
At a Glance

Bozeman has something for everyone. From a vibrant downtown scene to expansive mountain estates, you are guaranteed to find an area you love. One feature you'll find throughout Bozeman? Wide open spaces, incredible mountain views and easy access to endless outdoor activities.



- A** Downtown Bozeman/Main Street
- B** Bridger Mountains
- C** State & public land
- D** I-90 towards Livingston
- E** Peet's Hill
- F** Montana State University
- G** Public land access

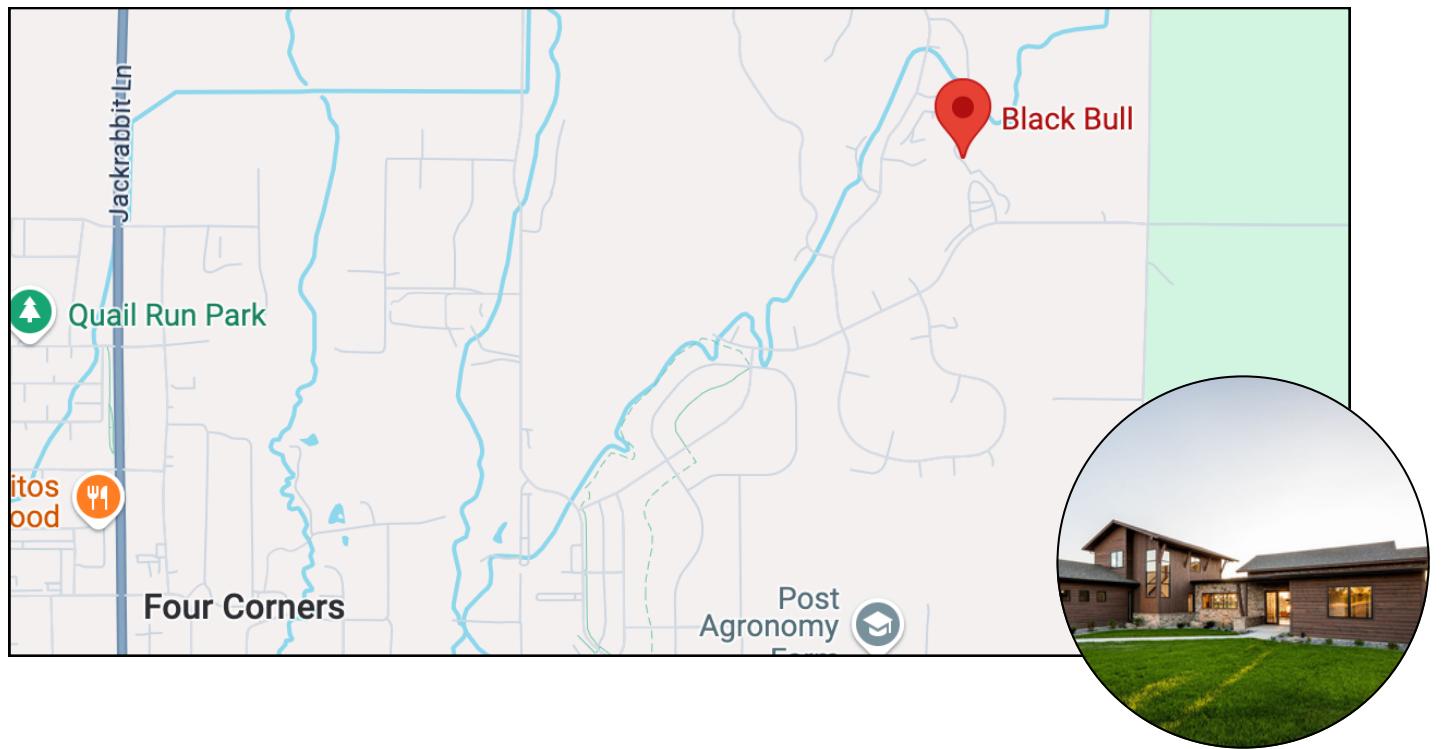
Welcome to the neighborhood: Historic Downtown Bozeman



Key Characteristics

- 1. Charming Architecture** – You'll find early 1900s Craftsman, Victorian, and bungalow-style homes with lots of original character and detail.
- 2. Walkability** – Residents enjoy easy access to Main Street shops, restaurants, coffee spots, and community events.
- 3. Smaller Lots, Big Character** – Homes often sit on smaller city lots but feature mature trees, gardens, and inviting front porches.
- 4. Close to Montana State University** – Great for those connected to campus or wanting to rent to students and faculty.
- 5. Active Lifestyle** – Quick access to trails, parks, and local gyms supports a walkable, bike-friendly, and community-oriented lifestyle.

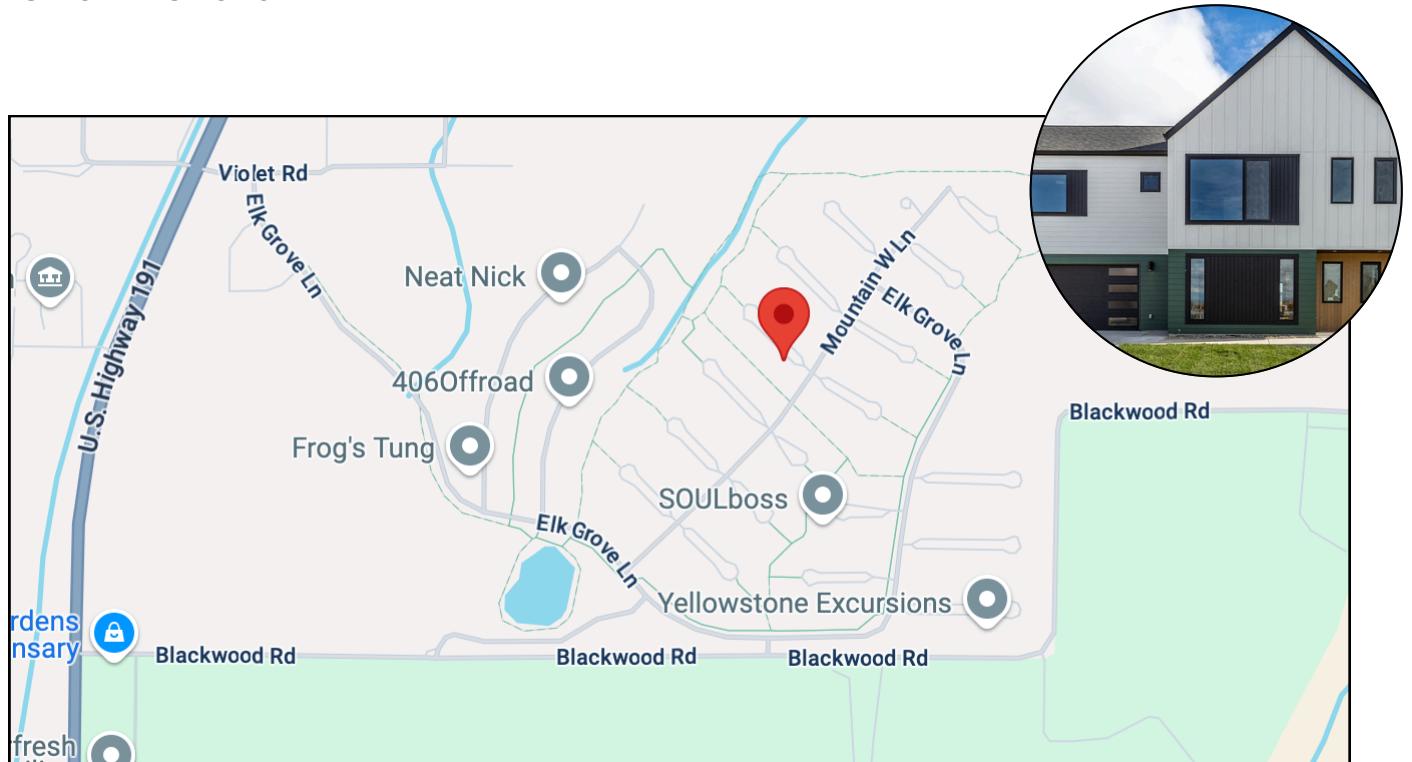
Welcome to the neighborhood: Black Bull Golf Community



Key Characteristics

- 1. Championship Golf** – Home to a private 19-hole course designed by Tom Weiskopf.
- 2. Resort-Style Amenities** – Includes a clubhouse, fitness center, pool, and Bar 72 restaurant.
- 3. Luxury Homes** – Offers custom homes, villas, and low-maintenance cottages.
- 4. Scenic Setting** – Surrounded by 500 acres of open space and mountain views.
- 5. Close to Town** – Just minutes from downtown Bozeman's shops and restaurants.

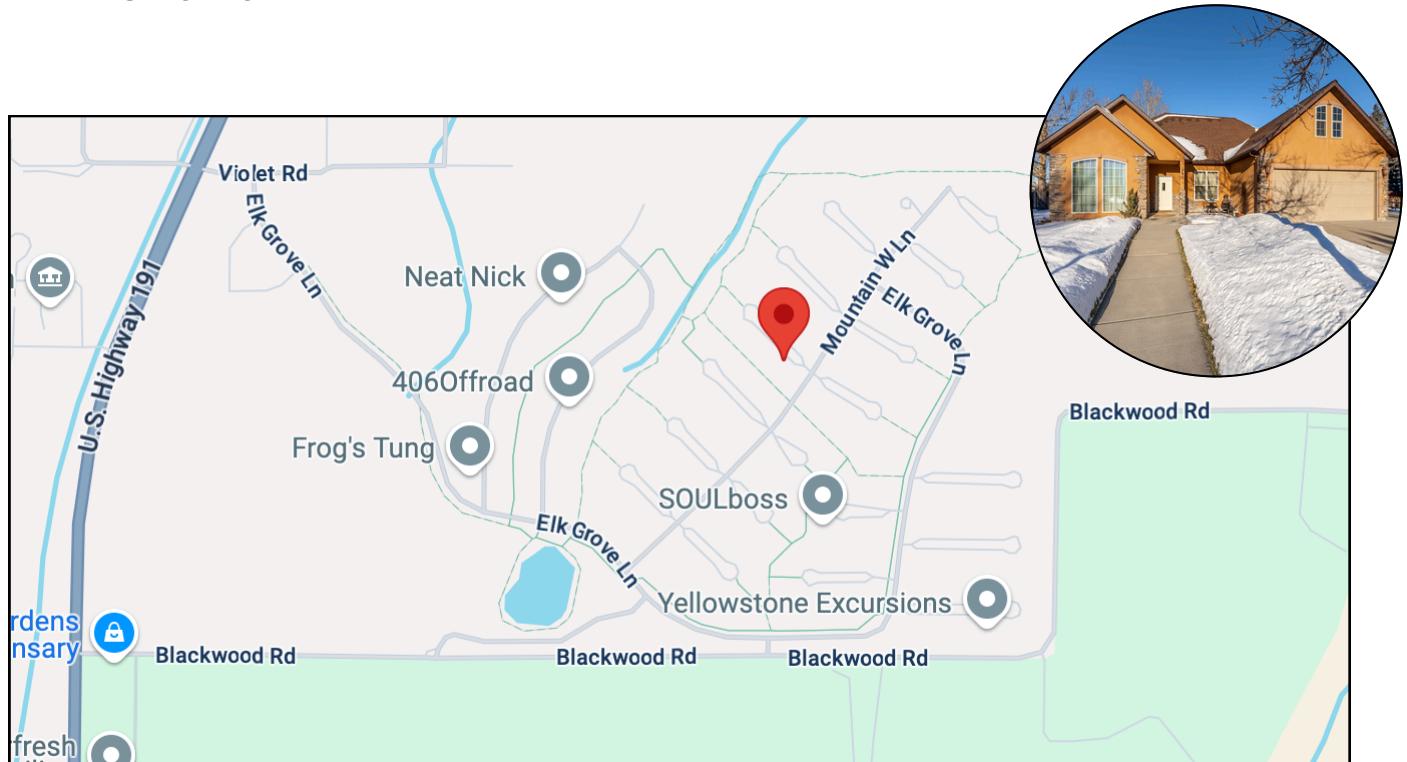
Welcome to the neighborhood: Gran Cielo



Key Characteristics

- 1. Modern Scandinavian Design** – Homes feature clean lines, energy-efficient systems, and high-end finishes inspired by Scandinavian architecture.
- 2. Diverse Home Options** – Offers a variety of residences, including townhomes, narrow homes, single-family houses, and luxury homes.
- 3. Central Community Park** – The neighborhood park has a modern playground, pump track, rock climbing area, and walking paths.
- 4. Sustainable Living** – Many homes are equipped with solar panels, EV charger readiness, and energy-efficient appliances.
- 5. Prime Location** – Situated in South Bozeman, Gran Cielo offers easy access to downtown, MSU, and outdoor recreational areas.

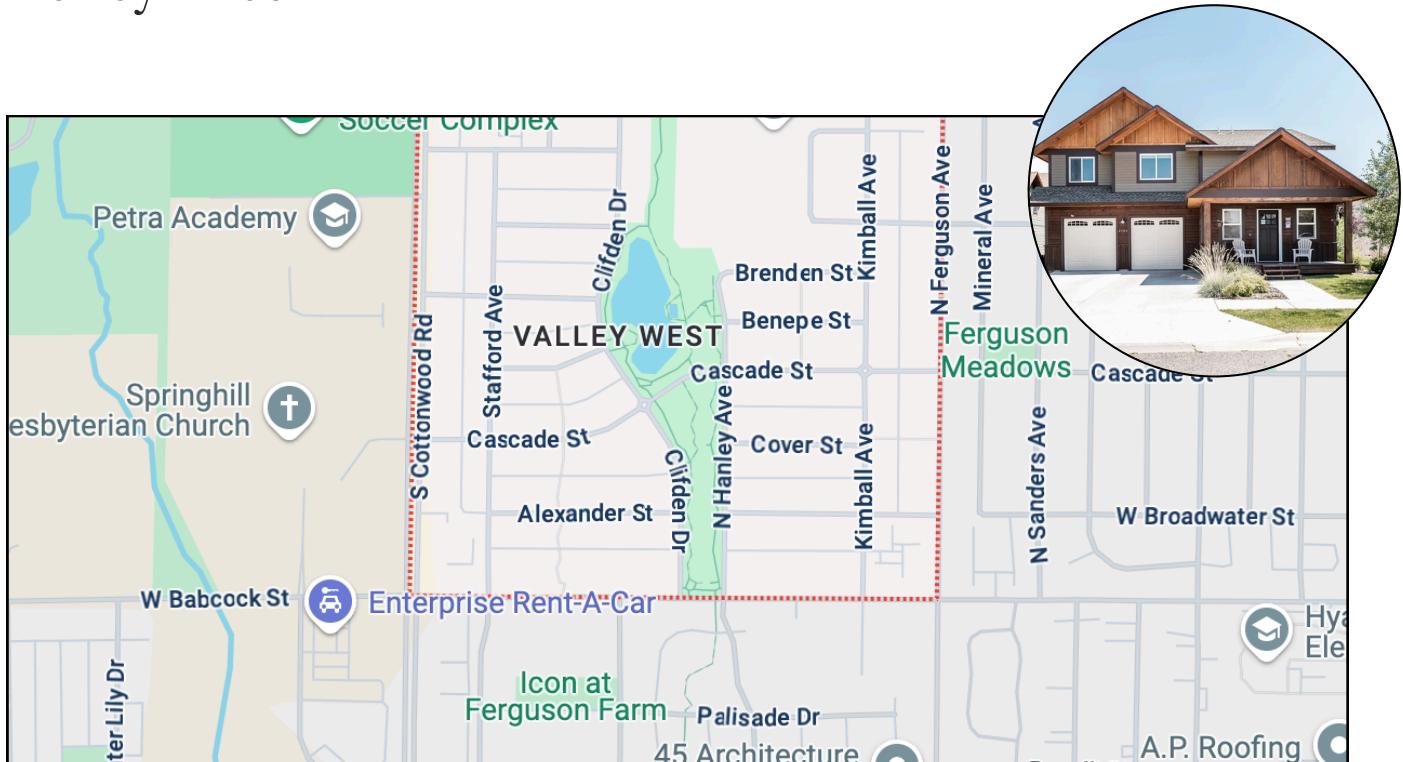
Welcome to the neighborhood: Elk Grove



Key Characteristics

- 1. Spacious Custom Homes** – Features over 290 single-family homes, many custom-built with generous lot sizes.
- 2. Recreational Amenities** – Offers walking and biking trails, a community pond with a beach, playgrounds, and sports fields.
- 3. Scenic Mountain Views** – Enjoys panoramic views of the Spanish Peaks, Gallatin Range, and Bridger Range.
- 4. Convenient Location** – Located near Four Corners, just a 10-15 minute drive to downtown Bozeman.
- 5. Family-Friendly Community** – Known for its welcoming atmosphere, community events, and proximity to quality schools.

Welcome to the neighborhood: Valley West



Key Characteristics

- 1. Diverse Housing Options** – Offers a mix of single-family homes, townhomes, condos, and duplexes, many with alley-loaded garages and front porches.
- 2. Community Amenities** – Features two lakes totaling over 12 acres, walking trails, parks, playgrounds, and a sand volleyball court.
- 3. Family-Friendly Environment** – Known for its clean, walkable streets and a welcoming atmosphere, making it ideal for families.
- 4. Proximity to Schools** – Located near Meadowlark Elementary, Hyalite Elementary, Heritage Christian School, Petra Academy, and Gallatin High School.
- 5. Convenient Location** – Situated on Bozeman's west side, close to shopping centers, restaurants, and recreational facilities.



Bozeman Coffee & Bakeries

COFFEE

- Roly-Poly Coffee
- Treeline Coffee Roasters
- Zocalo Coffee House
- Rockford Coffee
- The Daily Coffee & Eatery
- Cafe M
- Ghost Town Coffee Roasters

BAKERIES

- Wild Crumb
- Vienne
- Aurore French Bakery
- Elle's Belles Bakery
- The Coffee Pot Bakery Café
- Cupcake Mountain Cupcakery
- On the Rise Bread Co.



Bozeman Breakfast & Lunch

BREAKFAST

- Jam!
- Nova Cafe
- Main Street Overeasy
- Western Cafe
- Cateye Cafe
- Storm Castle Cafe
- Rise and Shine Cafe & Bakery

LUNCH

- Montana Ale Works
- Fink's Delicatessen
- Revelry
- Ted's Montana Grill
- Urban Kitchen
- Bacchus Pub
- Sidewall Pizza
- Community Food Co-op Downtown



Bozeman Dinner

UPSCALE

- J.W. Heist
- Brigade
- Plonk
- Open Range
- Feast Raw Bar & Bistro
- Bitterroot Bistro
- Blackbird Kitchen
- Gallatin River Lodge

CASUAL

- Montana Ale Works
- Sidewinders
- Copper Whiskey Bar & Grill
- Seven Sushi
- Hop Lounge
- Burger Bob's
- Whistle Pig Korean



Bozeman Sweet Treats

ICE CREAM

- Genuine Ice Cream
- Sweet Peaks Ice Cream
- The Chocolate Moose
- Michoacan A Pedir De Boca

NOT ICE CREAM

- Wild Crumb
- Cupcake Mountain Cupcakery
- La Châtelaine Chocolat Co.
- The Coffee Pot
- Granny's Doughnuts



Bozeman Beer + Cocktails

BREWERIES

- Mountains Walking Brewery
- MAP Brewing Company
- Bozeman Brewing Company
- Outlaw Brewing
- Bridger Brewing
- Bunkhouse Brewery
- Last Best Place Brewing

COCKTAILS & EXPERIENCES

- Devil's Toboggan
- Plonk!
- Sky Shed
- Hop Lounge
- Bozeman Spirits Distillery
- Est.1864 Noir Bar & Restaurant
- Ponderosa Social Club



Things to do in Bozeman

OUTDOORS

- Hike the M Trail
- Ski at Bridger Bowl
- Explore Hyalite Canyon
- Go fly fishing on the Gallatin River
- Mountain bike at Leverich Canyon
- Horseback ride in the Bridger Mountains
- Attend Music on Main
- Float the Madison River

indoors

- Visit the Museum of the Rockies
- Climb at Spire Climbing + Fitness
- Relax at Bozeman Hot Springs
- Watch a show at The Ellen Theatre
- Play at the Montana Science Center
- Take a yoga class at Ekam
- Enjoy bowling at The Bowl



Working out in Bozeman

YOGA / PILATES / BARRE

- Your Yoga
- Club Pilates
- Bend Beyond
- Bridger Pilates
- Ekam Yoga
- Pure Barre
- Monarch Fitness
- Studio Barre Bozeman

GYM / WEIGHTLIFTING / HIIT

- Ridge Athletic Clubs
- Fuel Fitness
- Access Fitness
- Fluid Motion Fitness
- Prime Performance & Physio
- The Pitt Training Facility
- Planet Fitness



Dog-Friendly Bozeman

PARKS

- Snowfill Recreation Area
- Peets Hill / Burke Park
- Gallatin County Regional Park
- Story Mill Community Park
- Drinking Horse Trail/"M" Trail
- Sourdough Canyon Trail



ESTABLISHMENTS



- Shine Beer Sanctuary + Lapa Grill
- Bar IX
- The Club Tavern & Grill
- Roost Fried Chicken
- Lockhorn Cider House
- MAP Brewing
- Rise and Shine Cafe & Bakery

Recurring Events

MUSIC ON MAIN

A lively summer concert series held every Thursday evening from early July through early August in downtown Bozeman.

WINTER FARMER'S MARKET

Operating from fall through spring, this indoor market provides a venue for local farmers and artisans to sell fresh produce, baked goods, and handcrafted items.

SWEET PEA PARADE

An annual arts festival typically held in early August at Lindley Park. The three-day event celebrates the arts with live performances, art exhibits, a parade, and various workshops.

DOWNTOWN ART WALK

Held on the second Friday of each month from June through September, and a special Winter Art Walk in December, this event invites the community to explore downtown galleries and shops featuring local artists' work



Weekend Itineraries

FOR THE ADVENTURER

Take a day trip to Yellowstone National Park—just 90 minutes from Bozeman—for epic hiking, wildlife watching, and geothermal wonders.

FOR THE FOODIE

From delicious baked goods at Wild Crumb to upscale dinners at JW Heist, Bozeman's food scene mixes local flavor with big-city creativity.

FOR THE LEISURE LOVER

Stroll Main Street's charming shops, soak in Bozeman Hot Springs, or enjoy a relaxed afternoon at the Museum of the Rockies.

FOR THE SPORTS FAN

Catch Montana State University football at Bobcat Stadium or grab a pint and cheer on your team at one of Bozeman's lively sports bars.



Why I love Bozeman

LIVING IN BOZEMAN

I moved to Bozeman to experience living in a community rooted in small-town charm with easy access to endless outdoor adventures. The community spirit and cultural vibrancy are unlike anywhere else. Bozeman is truly a place where mountain living meets modern convenience.

WHAT I LOVE MOST

In the winter I love an early morning powder day at Big Sky Resort followed by an Apres beer at Scissor Bills saloon.

In the summer you can find me floating the Yellowstone River or catching a concert at Pine Creek.

As a local, I love experiencing everything Bozeman has to offer with my family. It's a place where community and nature come together in the best way!



The Home Search

I'm here to help you find the perfect place to call home. Here's how we can kick off your home search:



01

Schedule a relocation consultation

Let's begin with a personalized consultation to discuss your relocation plans, preferences, and budget. Whether you have a clear vision or need some guidance, I'm here to help you define your priorities and make informed decisions.

02

Get set up on an automated MLS search

I'll create a personalized search for you through the MLS (Multiple Listing Service), where you'll receive listings before they hit popular sites like Zillow. This way, you'll be among the first to know about new properties that meet your criteria.

03

Access to off-market listings

Beyond what's listed online, I'll also leverage my real estate network to keep an eye on exclusive off-market listings that might be a perfect fit for you.

Your Resource for All Things Bozeman

If you ever have questions or are looking for a local recommendation, I'm here for you! Don't hesitate to reach out or send me a message!



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For the inside scoop Bozeman, follow me on IG!

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