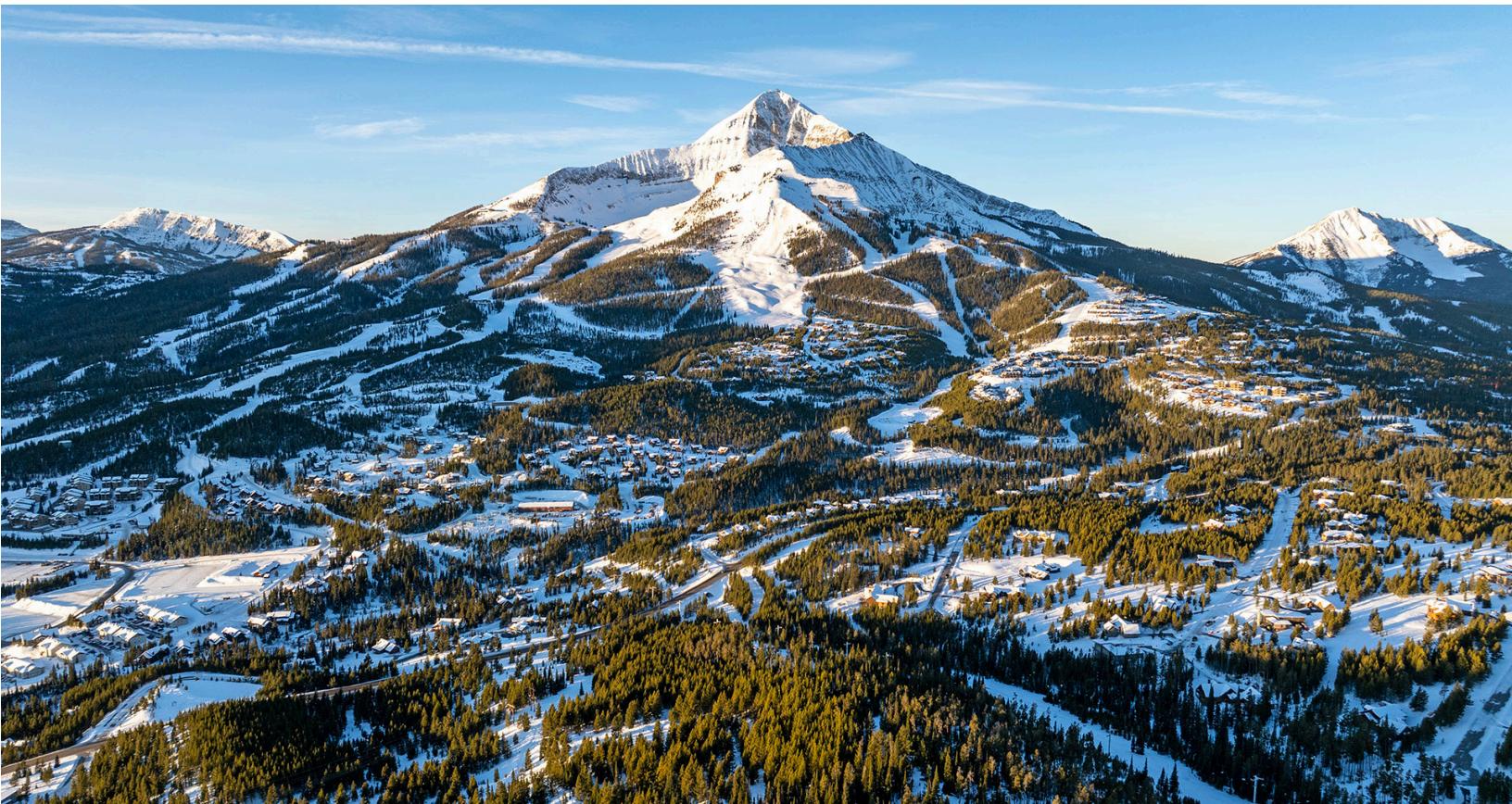


AMELIA TURBYFILL
REAL ESTATE CO.



LOCAL'S GUIDE

TO BIG SKY LIVING



A little about me

Hi, I'm Amelia —your go-to guide for all things Big Sky. I'm a local real estate expert with a passion for 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 Big Sky.

In this guide, I look forward to sharing what makes Big Sky 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 Big Sky Resort and enjoying an Apres beer at Scissor Bill's Saloon!

Best Coffee

There's just something about the way Cowboy Coffee creates the perfect cup every time and serves up great vibes in the heart of Big Sky Town Center

Best Views

Take a Tram Ride (summer or winter!) to the top of Lone Peak - on a clear day you can see all the way to the Grand Tetons

Most Unique

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



Get to know Big Sky

QUICK FACTS

- Largest ski resort in the U.S. by acreage
- Located just 1 hour from Yellowstone National Park
- Popular for fly fishing, hiking, and luxury mountain living

DEMOGRAPHICS

- Residents: ~3,100
- Median age: 39.5

DESIGNATIONS

- Named one of Forbes' Top Mountain Towns for Investment.
- Often referred to as "The Last Best Place" for its natural beauty and open space.
- Home to one of the most exclusive private ski and golf clubs in the country—Yellowstone Club.



Big Sky FAQs

COST OF LIVING

Big Sky has a high cost of living, mainly due to luxury real estate and limited housing inventory. Groceries, dining, and services also tend to be more expensive than the national average.

TRAFFIC

Traffic is generally light, but can increase during ski season and summer tourism. Big Sky only has three stop lights!

JOB MARKET

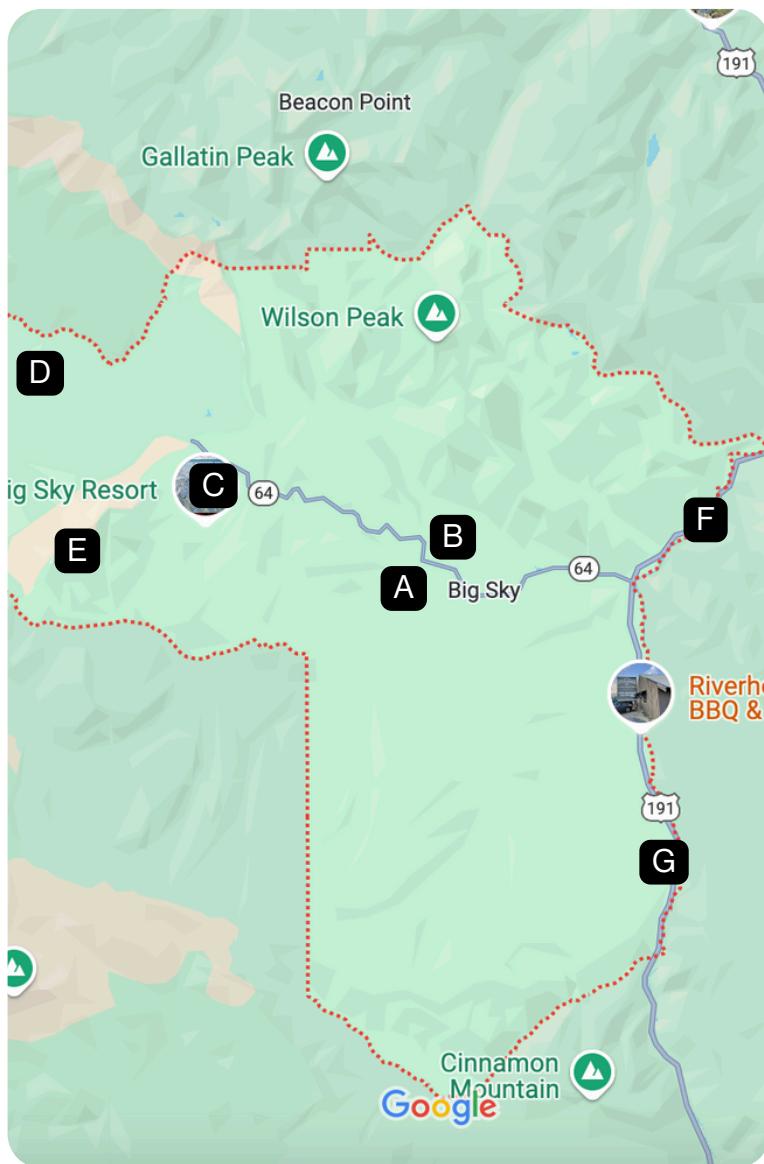
The job market is driven by tourism, hospitality, construction, and real estate. Seasonal jobs are common, with growing opportunities in luxury services and remote work.

COMMUNITY RESOURCES

Big Sky offers strong local support through organizations like the Big Sky Community Organization and Big Sky Medical Center. Resources include recreational programs, trails, a food bank, and community events year-round.

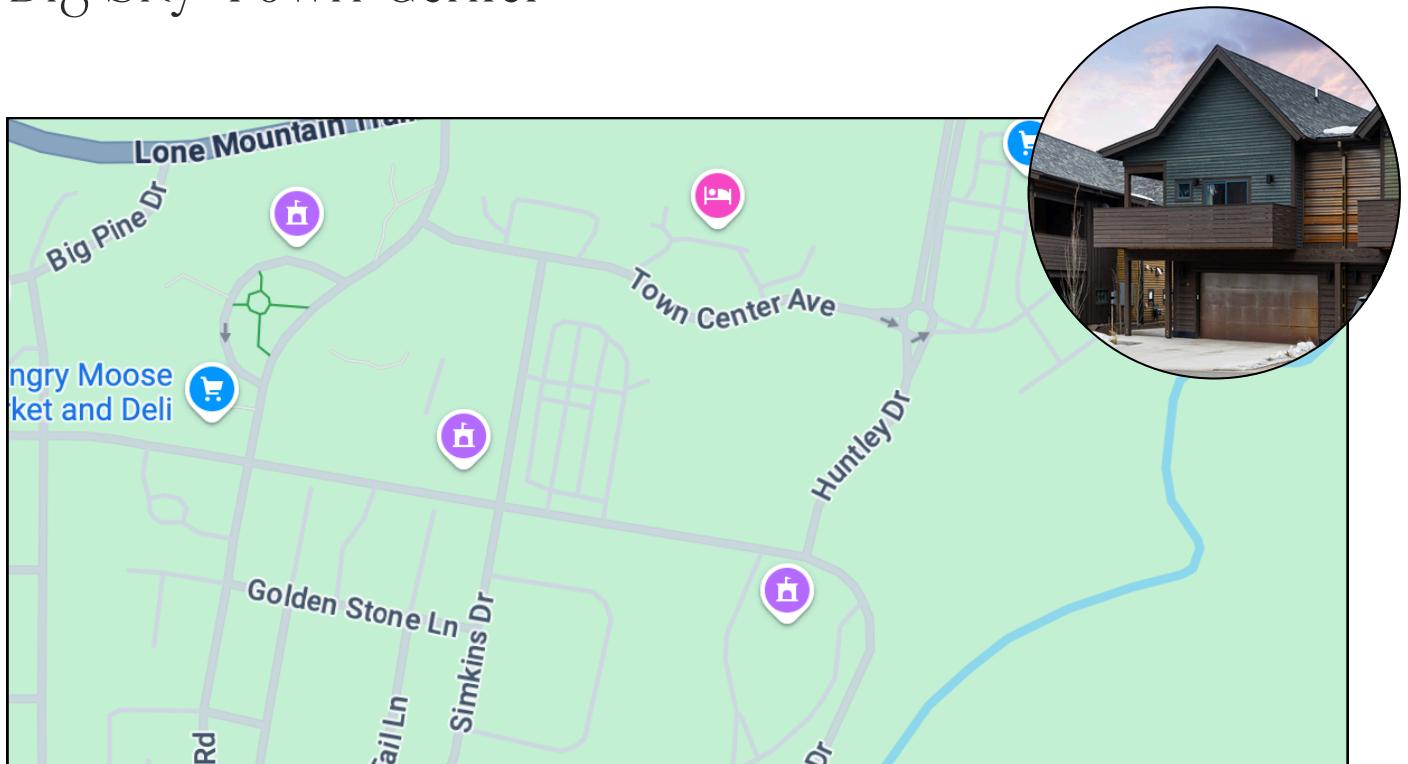
Big Sky At a Glance

Big Sky is a tight-knit mountain community with a mix of year-round residents, seasonal homeowners, and adventure-loving visitors. It blends luxury living with a laid-back, outdoorsy lifestyle surrounded by some of Montana's most stunning landscapes.



- A** Big Sky Town Center
- B** Big Sky Meadow Village
- C** Big Sky Resort
- D** Moonlight Basin
- E** Spanish Peaks Mountain Club
- F** HWY 191 towards Bozeman
- G** HWY 191 towards West Yellowstone

Welcome to the neighborhood: Big Sky Town Center



Key Characteristics

1. DIVERSE HOUSING OPTIONS

The Town Center offers a variety of residences, including apartments, lofts, condominiums, and single-family homes, catering to different lifestyles and preferences.

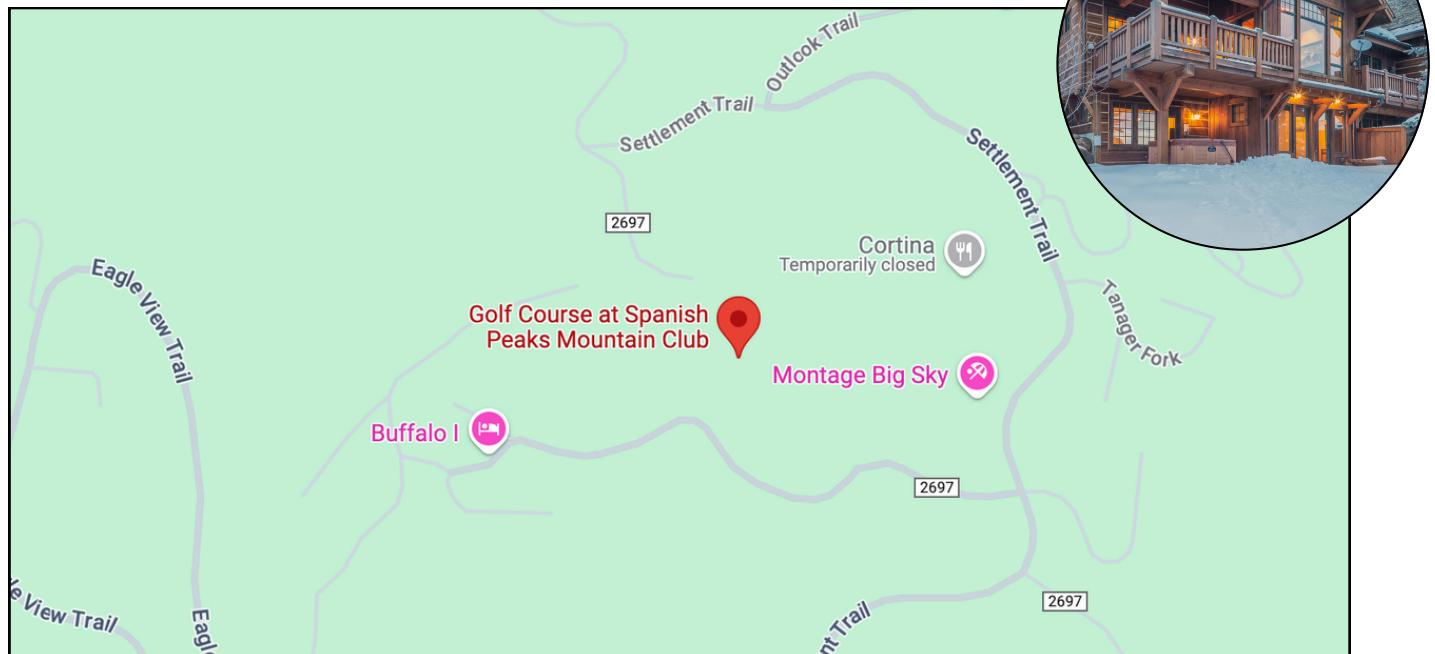
2. MODERN ALPINE ARCHITECTURE

Homes in this area showcase a blend of traditional and contemporary designs, reflecting the rustic charm of the region while incorporating modern amenities.

3. PROXIMITY TO AMENITIES

Residents enjoy walkable access to a range of shops, restaurants, entertainment venues, and community events, enhancing the convenience and vibrancy of living in the Town Center.

Welcome to the neighborhood: Spanish Peaks

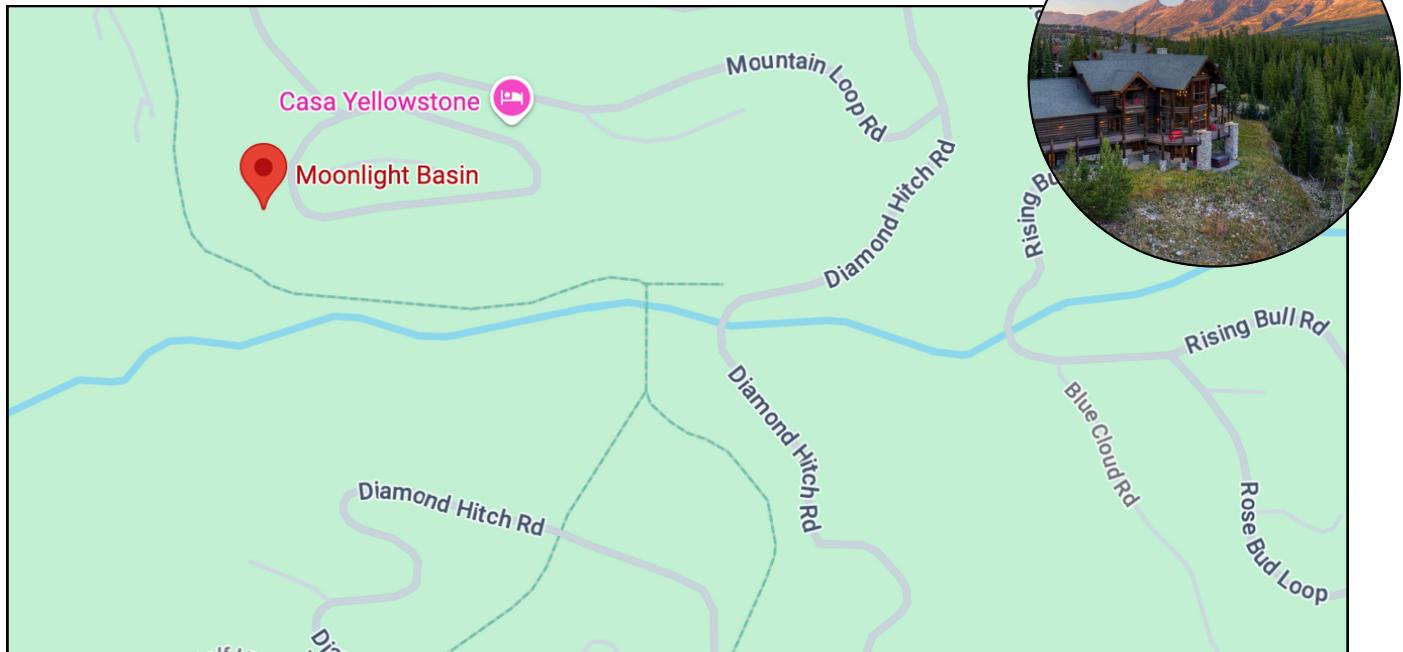


Key Characteristics

Spanish Peaks Mountain Club is a private, members-only community in Big Sky, Montana, offering exclusive access to world-class skiing, a Tom Weiskopf-designed golf course, and luxury amenities like the Montage Big Sky resort. Membership is typically tied to property ownership within the community, providing residents with a refined mountain lifestyle amid breathtaking natural surroundings.

Homes range from custom estates on acreage to ski in/out luxury condos, all built to complement the alpine setting.

Welcome to the neighborhood: Moonlight Basin

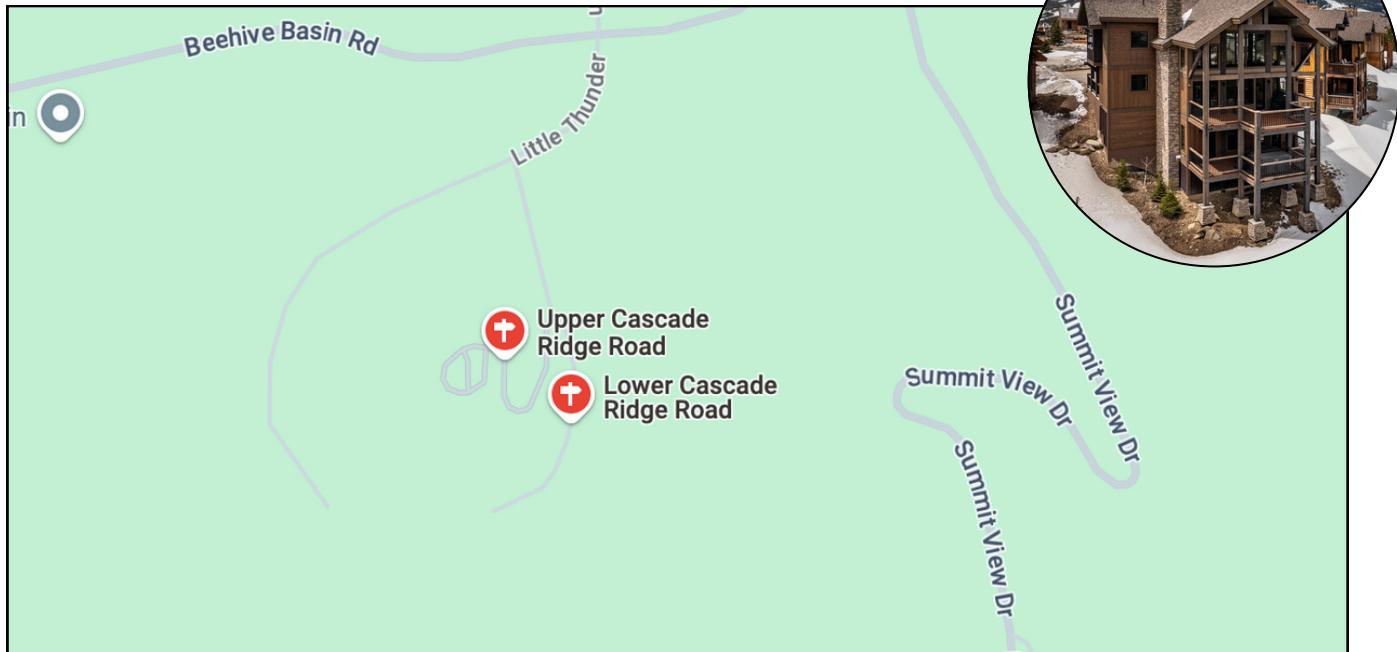


Key Characteristics

Moonlight Basin is a private club community in Big Sky, Montana, offering members exclusive access to premier amenities and outdoor adventures. Set on 8,000 acres, it features ski-in/ski-out homes, a Jack Nicklaus Signature golf course, and upscale facilities like the Moonlight Lodge and LakeLodge. Membership includes year-round recreation, from guided fly fishing and hiking to private dining and family-friendly events.

Moonlight Basin is also home to the One&Only Moonlight Basin, a globally recognized ultra-luxury resort opening soon with additional high end amenities, restaurants, ski lodge, bars and spa,

Welcome to the neighborhood: Cascade Ridge

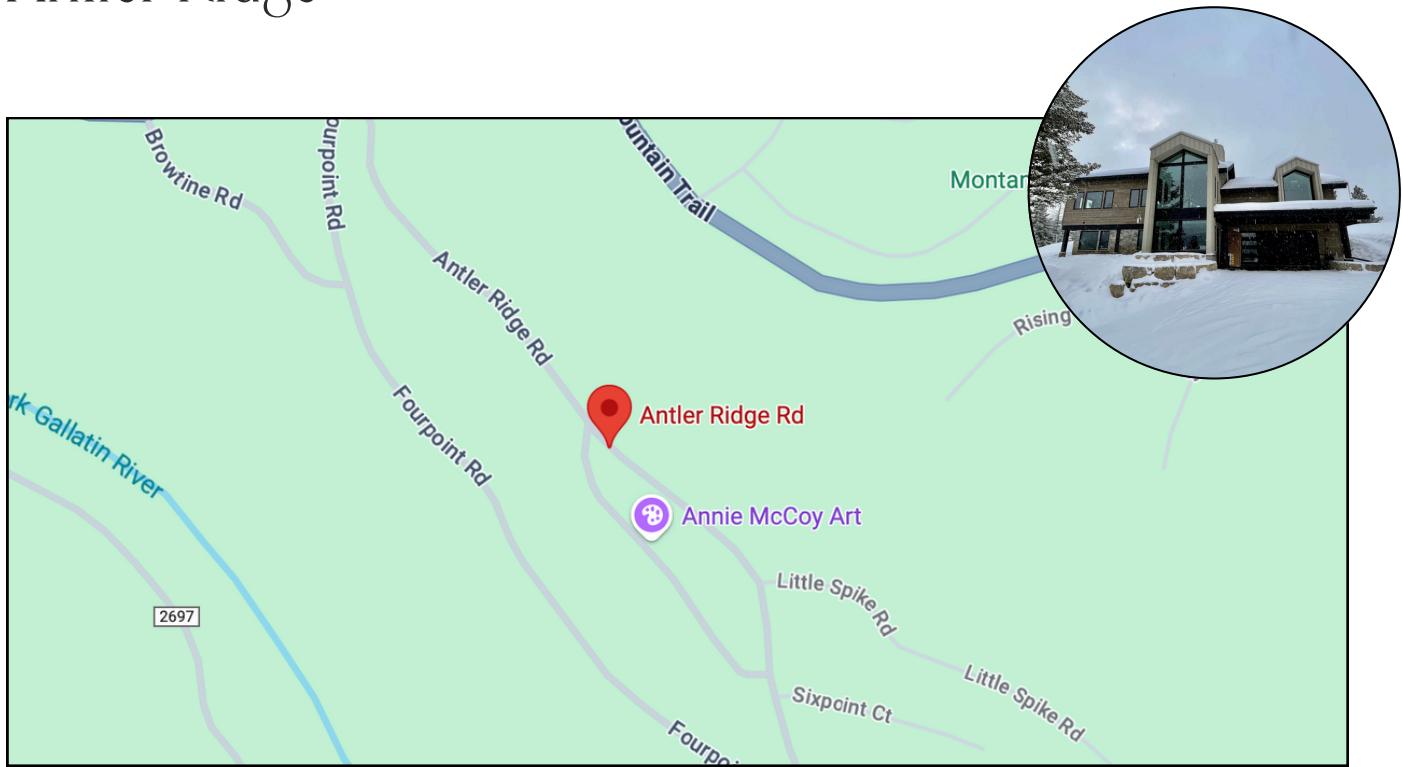


Key Characteristics

Cascade Ridge is an exclusive ski-in/ski-out community nestled in the mountains of Big Sky, Montana. The neighborhood offers luxury custom homes and free-standing condos with panoramic views of Lone Peak and the Spanish Peaks, providing residents with a serene alpine retreat.

It is only minutes away from Big Sky Resort's main base area where you will find a wide range of larger home styles, custom homes and spec build homes on private lots with pine trees and lovely mountain views.

Welcome to the neighborhood: Antler Ridge



Key Characteristics

Antler Ridge is a serene residential neighborhood in Big Sky, Montana, offering a peaceful mountain setting with close proximity to outdoor recreation. Homes here are nestled among spruce and fir trees, providing privacy and scenic views of the surrounding landscape. Residents enjoy easy access to Big Sky Resort, Town Center, and the Big Sky Golf Course, all within a short drive. The community's trail system connects to nearby skiing, mountain biking, and cross-country skiing routes, making it ideal for outdoor enthusiasts.



Big Sky Coffee & Bakeries

COFFEE

- Caliber Coffee Roasters
- Cowboy Coffee Co.
- Treeline Coffee Roasters
- Mocha in the Huntley

BAKERIES

- Blue Moon Bakery
- Thorn Apple Baking Co.
- Wildflower Market
- Hungry Moose Market and Deli



Big Sky Breakfast & Lunch

BREAKFAST

- Blue Moon Bakery
- Cafe 191
- Horn & Cantle
- Hungry Moose Market & Deli
- Wildflower Market

LUNCH

- Olive B's Big Sky Bistro
- Riverhouse BBQ & Events
- Tip's Up
- Ousel & Spur Pizza Co.
- Pinky G's Pizza
- Scissor Bill's Saloon



Big Sky Dinner

UPSCALE

- The Montage at Spanish Peaks
- Lone Mountain Ranch
- The One & Only at Moonlight Basin
- Michaelangelo's Ristorante Italiano
- Block 3 at the Wilson Hotel

CASUAL

- Blue Buddha Sushi
- Tres Toros Tacos & Tequila
- Westward Social
- Montana Jack's
- Tips Up
- Chet's Bar & Grill

Bozeman Beer + Cocktails

BREWERIES

- Beehive Basin Brewery
- Lone Peak Brewery
- Riverhouse BBQ

COCKTAILS & EXPERIENCES

- The One&Only Sky Lodge
- Carabiner Lounge
- The Bar at Lone Mountain Ranch
- The Rocks
- Tips Up
- Alpenglow Bar at The Montage





Things to do in Big Sky

WINTER

- Sleigh Ride Dinner at Lone Mountain Ranch
- Skiing and Snowboarding at Big Sky Resort
- Snowmobiling in Gallatin Canyon
- Cross-Country skiing or snowshoeing in Meadow Village
- Dog Sledding adventures
- Ice Skating at the Town Center rink
- Snowcoach Tours in Yellowstone National Park

SUMMER

- Go fly fishing or whitewater rafting on the Gallatin River
- Day trip to explore Yellowstone National Park
- Mountain bike at Big Sky Resort
- Hike to Beehive Basin or Ousel Falls
- Horseback Ride at Lone Mountain Ranch
- Music in the Mountains and Farmer's Market
- PBR rodeo (July)
- Golfing at the Big Sky Golf Course
- Scenic tram ride to the top of Lone Peak

Recurring Events

MUSIC IN THE MOUNTAINS

From late June through early September, this free, family-friendly outdoor concert series brings live music to Len Hill Park every Thursday evening.

BIG SKY PBR RODEO

Held annually in July, the Big Sky Professional Bull Riders (PBR) event is part of “Big Sky’s Biggest Week.” It features three nights of top-tier bull riding and live music

SAVOR BIG SKY

This food, wine, and spirits festival takes place in late June at Big Sky Resort. Attendees can enjoy tastings, chef-led dinners, and scenic brunches, all set against the stunning backdrop of Lone Mountain.

WILDLANDS FESTIVAL

Typically held in early August, the Wildlands Festival combines live music with a focus on conservation. The event supports efforts to protect wild and scenic lands, offering performances by notable artists in a picturesque setting.



Weekend Itineraries

FOR THE ADVENTURER

Big Sky offers direct access to skiing at the largest resort in the U.S., backcountry trails, fly fishing, and Yellowstone National Park just down the road.

FOR THE LEISURE LOVER

Unwind in style with luxury spas and five-star amenities at Montage Big Sky and the upcoming One&Only Moonlight Basin. Add in boutique shopping, art galleries, and mountain views.

FOR THE FOODIE

From mountain-side fine dining to craft cocktails and cozy cafés, Big Sky's culinary scene delivers big flavors in a laid-back alpine setting. Don't miss Savor Big Sky!

FOR THE SPORTS FAN

Cheer on pro bull riders at the Big Sky PBR, tee off at championship golf courses, or hit the slopes for world-class skiing and snowboarding action.

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 Big Sky

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, Big Sky & Park City follow me on IG!

Follow me on Instagram for the latest real estate news, local intel, restaurant reviews, favorite spots, upcoming events, and more!

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