

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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THIS BROCHURE PROVIDED BY CHRISTY & CRAIG DELGER - LUXURY REAL ESTATE EXPERTS

Powered by Data, Technology, and Local Expertise



65 Prairie Glen Way, Belgrade MT 59714

\$2,195,000

Acres: ± 1.739

MLS#: 390268

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DelgerRealEstate.com

MLS
Information deemed reliable,
but not guaranteed

INTRODUCTION

Welcome to 65 Prairie Glen, where the artistry of Montana living meets unparalleled bespoke craftsmanship. Step into a realm of timeless elegance, where the warm embrace of reclaimed wood and stone ushers you through a covered front porch into a sanctuary of refined living. Indulge in the grandeur of soaring ceilings, adorned by a majestic floor-to-ceiling fireplace crafted from beams salvaged from the historic Mare Island Naval base. Every detail tells a story of resilience and renewal, as these repurposed treasures infuse the home with a sense of heritage and character. An open floor plan beckons you to savor the seamless fusion of indoor-outdoor living, where the boundaries between the living, dining, and kitchen areas dissolve effortlessly. Here, reclaimed white oak cabinetry and concrete countertops grace a chef's kitchen adorned with a bespoke stainless steel Monogram appliance package, including a convection oven, and refrigerator drawers nestled within the island, with a pot filler poised over the stove. Retreat to the main floor master suite, where panoramic views of the Bridger Mountains greet you through expansive windows and a private covered deck, inviting moments of serenity and contemplation. Upstairs, discover three spacious bedrooms, each boasting walk-in closets, alongside a loft overlooking the living area and a versatile fourth room ideal for an office or guest quarters. Above the garage awaits an extraordinary bonus room, offering boundless opportunities for entertainment, fitness, or remote work, complemented by a closeted room adaptable to your lifestyle needs. As the seasons unfold, relish in the enchantment of late Spring through late Fall evenings on the covered patio, where the backyard firepit serves as a focal point for gatherings under the starlit sky, indulging in the timeless tradition of s'mores and shared stories with cherished friends. Perched in a landscape of unrivaled beauty, 65 Prairie Glen offers panoramic vistas in every direction, from the sun-kissed peaks of the Bridger Mountains at dawn to the kaleidoscopic hues of evening alpenglow, painting the sky with nature's palette. Experience the epitome of Montana living, where bespoke design and unparalleled craftsmanship converge in a setting centrally located to Bozeman, Belgrade, and the airport. Discover a home designed not only for functionality but also for the seamless adaptation to your evolving needs and desires a true testament to the art of bespoke living.



FEATURES

Status:	Contingent	Style:	Custom
Type:	Residential	Year Built:	2016
Sub Type:	Single Family	Beds:	5
Acres:	± 1.739	Baths:	4
View:	Farmland, Mountains, SouthernExposure, Valley	Appliances:	Dishwasher, Disposal, Microwave, Range, Refrigerator, WaterSoftener
Water Features:	None	Heating/Cooling:	ForcedAir CentralAir, CeilingFans
Listing Date:	2024-03-19		
Listing Agent:	PollyAnna Snyder of Engel & Volkers - Bozeman		

LOCATION



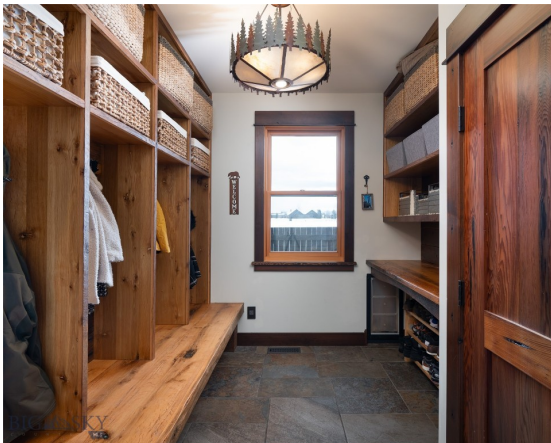
Address: 65 Prairie Glen Way, Belgrade MT 59714

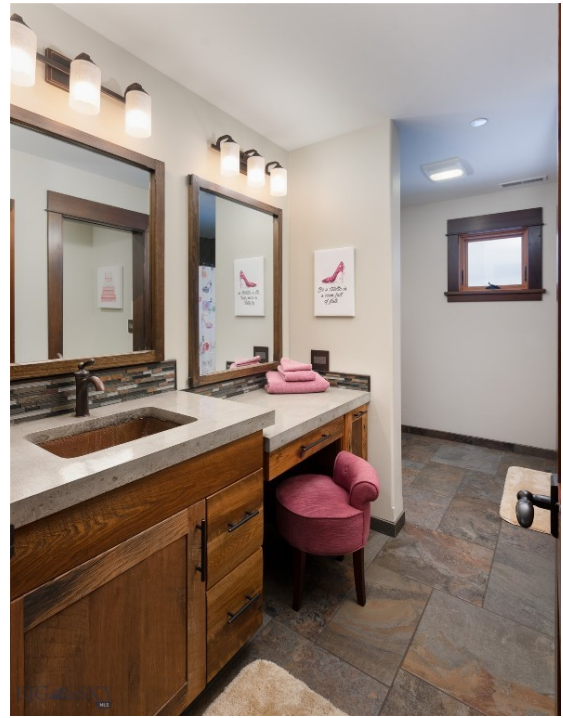
PHOTOS



















BELGRADE LIFESTYLE



With a population of about 8,000 people, Belgrade has the amenities and services buyers expect for a town of this size. The Belgrade School District includes Elementary Schools, a Middle School, and a High School. Belgrade neighborhoods and surrounding areas are experiencing significant population growth, with numerous new subdivisions under development. Belgrade, Montana is located just 11 miles to the northwest of Bozeman, Montana making it a desirable location. Many Belgrade Homes for sale have views of the mountain ranges and open land surrounding the Gallatin Valley.

Homes in Belgrade offer convenient access to the Bozeman Yellowstone International Airport, and to the Interstate. Belgrade has a small downtown area with grocery stores, restaurants, and shopping. Belgrade is just over 10 minutes from Bozeman's N 19th Ave shopping district which includes stores like Costco, Target, etc.

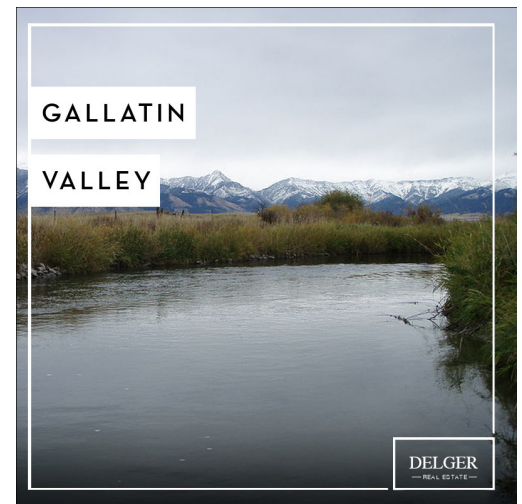
When it comes to outdoor recreation Belgrade is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities. Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955 is located 24 miles from Belgrade. Big Sky Resort is 44 miles away and is also frequently recognized as one of the world's best ski resorts, most affordable ski resort, and best ski resort for families.

The world's most famous Blue Ribbon fly fishing rivers (Yellowstone, Madison, Gallatin, Jefferson, Beaverhead, and Missouri rivers) are all nearby making this area a world class destination for fly fishing. Yellowstone National Park(2.2 million acres) is located 90 miles south of Belgrade, Montana.

The median price of a single family home in Belgrade is 30% lower priced than single family homes in Bozeman and appeals to buyers seeking lower priced real estate, yet still want to be close to the amenities of Bozeman.

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 EXPERTS

CHRISTY DELGER AND CRAIG DELGER LEVERAGE THEIR COMBINED CAREERS IN THE HIGH TECH MARKET TO BRING A SUPERIOR SKILL SET OF MARKET RESEARCH, MARKETING AND CONTRACT NEGOTIATION TO EVERY REAL ESTATE TRANSACTION.

Christy & Craig Delger possess a track record shared by very few real estate professionals. Recognized experts in Internet Marketing and Technology, Christy & Craig Delger are able to generate maximum exposure for their real estate listings. The result: according to ListHub, their listings outperform 98% of the market. Christy and Craig Delger sold over \$155 Million in Real Estate in 2016-2023, making them one of the top performing real estate teams in Montana. Christy & Craig were both born and raised in Montana, have lived in Southwest Montana for over 20 years, and are active members of the local community. We encourage you to contact Christy and Craig to learn more about real estate in Belgrade and the surrounding areas.

POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE



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