

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger
BROKER / OWNER
406.581.7504

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



2899 Spain Bridge Road, Belgrade MT 59714

\$6,295,000

Acres: ± 10.95

MLS#: 390992

DELGER
— REAL ESTATE —
BOZEMAN MONTANA

DelgerRealEstate.com

MLS
Information deemed reliable,
but not guaranteed

INTRODUCTION

East Gallatin River retreat, welcome to a remarkable property sitting on the banks of the river, just minutes from Bozeman, Montana. A premier riverfront location, with a 6322 sq. ft. breathtaking custom home on nearly 11 acres. There is a beautifully appointed, upstairs 2 bdrm 2 1/2 bath apartment for guests, caretaker or multi generational living. There is also a multipurpose recreation space with baths, flex rooms and kitchen. There is 3438 sq. ft. in the secondary building that houses the apartment. These are the rare places that still remain where you step into the communion with nature and the flowing waters of Montana. Just imagine fishing from your own backyard. A true blending of an outdoor sanctuary and a luxury home with rustic elements and yet with modern sophistication. You'll want to put your feet up in the great room with massive double sided stone fireplace and timber beams that make a statement of western living. Large picture windows throughout frame the views of the Bridger Mountains seemingly rising out of your front yard to the river flowing through the backyard and meandering along the western boundary. The feel is a true Montana lodge environment yet with a cozy warm inviting home combined in perfect harmony. The kitchen is a culinary delight, there will never be too many cooks in the kitchen. The spacious twelve foot center island and custom ten foot rustic wood bar are so welcoming. A stone hood surround showcases the cooking area making a grand statement. The primary suite is a luxurious private sanctuary which includes a private office space, spa inspired bathroom and outdoor hot tub. Additional 3 bedrooms have their own en-suite bathrooms, two include architecturally designed stone towers with second floor observation areas of the river bottom below. There is expansive decking from nearly every room in the home. Heading upstairs to the spacious bonus room is a space that everyone will enjoy. A perfect overflow space for fun pursuits, and a cute bunkhouse style room awaits. A wonderful space to make memories in. This property is an amazing retreat, an ideal blend of functionality, comfort and luxury living. *Please see FEATURE SHEET for additional details.



FEATURES

Status:	Active
Type:	Farm
Sub Type:	Single Family
Acres:	± 10.95
View:	Farmland, Meadow, Mountains, Rural, River, SouthernExposure, CreekStream, Valley, TreesWoods
Water Features:	Creek, RiverFront, RiverAccess
Listing Date:	2024-03-01
Listing Agent:	Jean White of Berkshire Hathaway - Bozeman

Style:	Custom
Year Built:	2015
Beds:	4
Baths:	6
Appliances:	BuiltInOven, Cooktop, DoubleOven, Dryer, Dishwasher, Disposal, Microwave, Refrigerator, WineCooler, Washer
Heating/Cooling:	Propane PassiveSolar RadiantFloor Wood CeilingFans

LOCATION



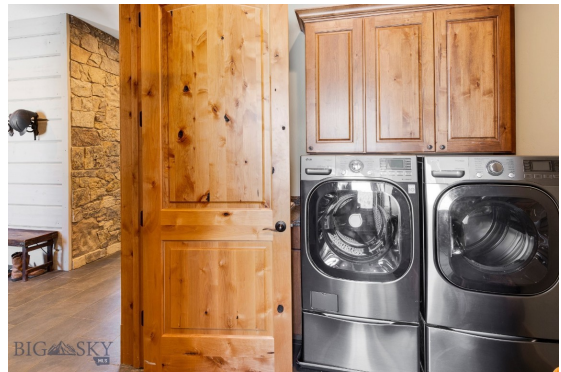
Address: 2899 Spain Bridge Road, Belgrade MT 59714

PHOTOS





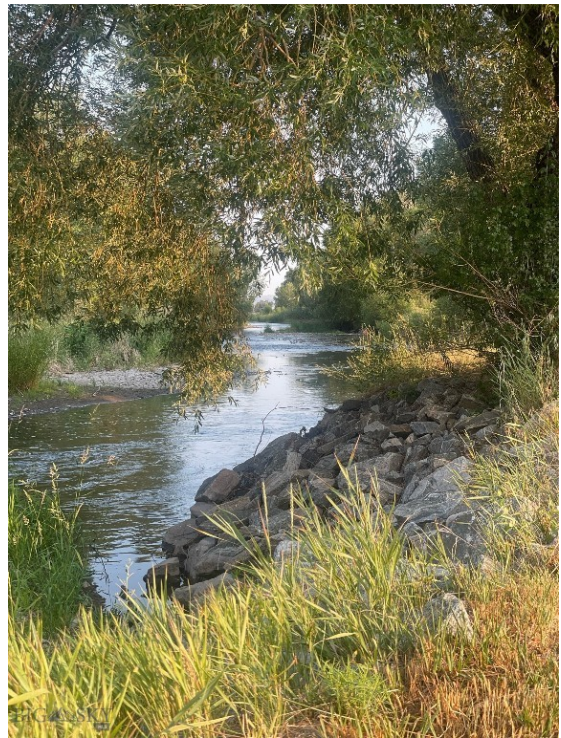














BELGRADE LIFESTYLE



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 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 Belgrade and the surrounding areas.

POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

v1.01-2024-07-02