

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger
BROKER / OWNER
406.581.7504

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Powered by Data, Technology, and Local Expertise



500 Eagle Watch Trail, Belgrade MT 59714

\$1,975,000
Acres: ± 20
MLS#: 393741

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MLS  
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INTRODUCTION

This mountain retreat is nestled in the desirable Springhill/Reese Creek community, just 20 minutes from Bozeman and a quick 15-minute drive from Yellowstone International Airport. Perfectly positioned near major hiking trails in the Bridger Mountains and close to renowned fishing rivers and two ski resorts, it offers tranquility in a secluded setting at the end of a private road. This oasis features jackleg fencing, mature trees, pastures, a spring-fed creek, and breathtaking views of the Bridger Mountains. Set on 20 acres of lush land, this picturesque timber-framed home captures stunning scenery from every angle. Ideal for those seeking an authentic Montana lifestyle, whether as a vacation getaway or permanent residence, it boasts versatile outdoor spaces. A detached garden shed with a doggie door and fenced kennel provides practicality, while an 860+ square foot standalone shop offers ample storage for gear, RVs, and boats, or convert for horse accommodations. The property includes a covered two-sided porch leading to a spacious deck with stunning views. A few steps from the deck a hot tub and fire pit, accompanied by a hand-carved bear bench, create a perfect spot for evening gatherings and sunset views. Perennial gardens and mature trees line the year-round spring-fed creek, attracting abundant wildlife. Inside, the main level features a primary bedroom with generous closet space and a living room centered around a newly restored floor-to-ceiling rustic fieldstone wood fireplace, perfect for cozy snowy nights. The dining room opens onto a large porch, ideal for morning coffee or summer entertaining. The kitchen is equipped with Viking appliances, granite countertops, and a breakfast bar. Adjacent, a laundry/mudroom leads to an attached heated oversized 2-car garage with additional storage and a thermostatically controlled wine closet. Upstairs, a spacious bonus room offers flexibility as an office, bunk room, or family game/TV room. One of the bedrooms is particularly large with ample closet space and a sitting area, ideal for a nanny or in-law suite with its own separate outdoor access. Per zoning, this property allows for two additional buildings to be built. This property provides a unique opportunity to embrace Montana living amidst stunning natural beauty, offering both serenity and practical amenities for outdoor enthusiasts and those seeking a peaceful retreat, complete with water rights.



FEATURES

Status:	Contingent
Type:	Residential
Sub Type:	Single Family
Acres:	± 20
View:	Farmland, Mountains, Rural, TreesWoods
Water Features:	Creek
Listing Date:	2024-07-09
Listing Agent:	Jackie Miller of PureWest Christie's Int'l Real Estate - Big Sky

Year Built:	1997
Beds:	3
Baths:	3
Appliances:	BuiltInOven, Cooktop, Dryer, Dishwasher, Disposal, Microwave, Refrigerator, Washer
Heating/Cooling:	Baseboard Propane RadiantFloor None

LOCATION



Address: 500 Eagle Watch Trail, 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

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