

DELGER
— REAL ESTATE —

BOZEMAN MONTANA



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THIS BROCHURE PROVIDED BY CRAIG DELGER - BELGRADE REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



904 Halfpipe Street, Belgrade MT 59714

\$785,000

Acres: $\pm$ 0.2

MLS#: 394284

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MLS
Information deemed reliable,
but not guaranteed

INTRODUCTION

Better than new in Prescott Ranch on a large 0.20 acre lot! This single-level living, Lusitano plan home is sure to please with an excellent, open concept floorplan with tons of usable square footage and natural light. Upgrades galore including three zone heating and central air conditioning! Contemporary interiors feature 10 ceilings, 5 trim and modern finishes. Welcoming, covered front porch leads to an extra width entry with spacious office/private den area. The double-deep oversized living room with gas fireplace and a wall of windows melds into the beautifully amenitized chefs kitchen complete with honed granite counters, large island with dining bar, stainless appliances, ample counter space with subway tile backsplash and two-tone cabinetry with pull outs. A big pantry with plenty of storage off the kitchen and the dining area capable of fitting a large table complete the space. Hard surface flooring extends through the living areas and baths. Enjoy cozy carpeting in the bedroom sleeping areas. The primary suite features a large bedroom area with beautiful windows and an attached bath with euro glass surround tile shower, soaking tub, twin sinks, private lavatory and walk-in closet with built in storage. Two more generously sized bedrooms share a hall bath with a private shower/toilet area. A separate half bath for guest use and a laundry room with utility sink and storage complete the living spaces washer and dryer convey. Water softener conveys. Custom window treatments include solar shades and honeycomb adjustable up/down blinds. Upgraded ceiling fans. The oversized, heated and finished 3+ car garage features a 30-year Polyurea floor sealant, hanging ceiling racks, a TV and shop/task area and plentiful storage. The spacious covered back patio is the perfect location for enjoying a summer evening and the fenced and irrigated yard is meticulously cared for enjoy the established lawn with trees and plantings. Extra deep driveway. Neighborhood features park spaces and sidewalks. Possible vacation rental opportunity - buyer to verify. Convenient location close to schools, shopping, restaurants and amenities. Easy access to Yellowstone International Airport, 35 minutes to Bridger Bowl. Minutes to blue ribbon fly-fishing. 1 hour to Big Sky. Dont miss the 360 VR Matterport Tour!



FEATURES

Status:	Active	Style:	Contemporary, Craftsman
Type:	Residential	Year Built:	2021
Sub Type:	Single Family	Beds:	3
Acres:	± 0.2	Baths:	3
View:	Valley	Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, WaterSoftener, Washer, SomeGasAppliances, Stove
Water Features:	None	Heating/Cooling:	ForcedAir NaturalGas CentralAir, CeilingFans
Listing Date:	2024-07-22		
Listing Agent:	Marcie Hahn-Knoff of Knoff Group Real Estate		

LOCATION



Address: 904 Halfpipe Street, Belgrade MT 59714

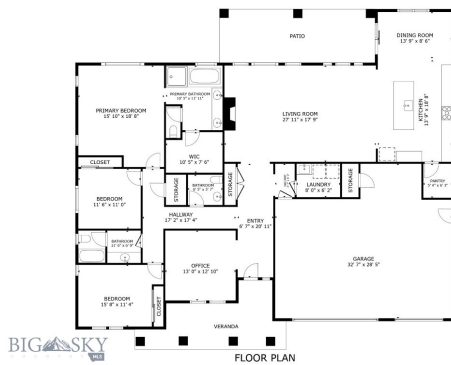
PHOTOS





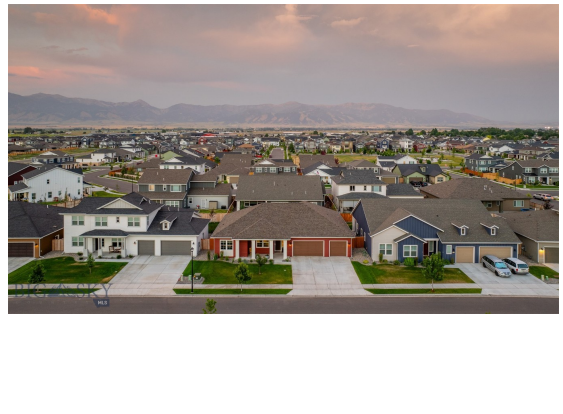














BELGRADE LIFESTYLE



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.

BELGRADE 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*



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