

# DELGER

— REAL ESTATE —

BOZEMAN MONTANA



Craig Delger  
BROKER / OWNER  
406.581.7504

**THIS BROCHURE PROVIDED BY CRAIG DELGER - BELGRADE REAL ESTATE EXPERT**

*Powered by Data, Technology, and Local Expertise*



## 1590 Stagecoach Trail, Belgrade MT 59714

\$997,000

Acres: ± 2.01

MLS#: 397869

# INTRODUCTION

Simplify your daily life and find yourself in a peaceful outpost of the Bozeman area. Here on 2 fenced acres with no zoning, you'll embark on the country lifestyle of your dreams. Ideally situated close to a favorite Gallatin River access and near easy commuter routes, you'll get the best of both worlds: out in nature, yet accessible to town. Inside the spacious, bright and cheery, open main level living area, you'll instantly feel right at home. The primary suite is tucked away and has seating area, spacious bathroom with soaking tub, glass enclosed shower, separate his & hers closets, & private access to the covered back patio and yard. 2 guest bedrooms and full bathroom are also on the main level. Upstairs, a flex space with great Bridger views has a full bathroom & large walk-in closet - could be a 4th bedroom, media room, study, home gym or whatever your needs may be. Scaled-up floor plan with wide, open flow connects the living, dining and kitchen areas. Gas fireplace anchors the living room and makes for a cozy environment to host friends and family all year long. Dining area can fit a crowd, and lends itself to entertaining. The kitchen pulls you in to gather around the large center island. Stay connected while you whip up meals for friends and family and enjoy the bounty of your own gardens. In the summer months, let the party spill outside to the large, covered patio. Built-in sun shades offer a refreshing, protected atmosphere. Everyone will enjoy the lawn, both front and back, as well as the, all useable, 2+ acres for farming, animals, playground equipment, or create a fun outdoor haven with sauna & hot tub. HEATED, 3-car attached garage has hot & cold water, floor drains, extra room for storage. Incredible detached shop is insulated, plumbed for a bathroom. Shop has a large, open workshop and warehouse space with 2 overhead doors for pull-through access. Front area of the shop is converted into an office/art studio with man-door entrance. Truly a special property just waiting for your own stamp on it. 6 miles to Belgrade's Main Street & favorite restaurants & shopping. 7 miles to the airport, 15 minutes to Bozeman and an hour commute to Big Sky. Home also has AC, water softener, filtered water.



BIG SKY  
MLS

## FEATURES

<b>Status:</b>	Pending	<b>Style:</b>	Custom
<b>Type:</b>	Residential	<b>Year Built:</b>	2017
<b>Sub Type:</b>	Single Family	<b>Beds:</b>	4
<b>Acres:</b>	± 2.01	<b>Baths:</b>	3
<b>View:</b>	Farmland, Meadow, Mountains, Rural, Southern Exposure, Trees/Woods	<b>Appliances:</b>	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Water Softener, Washer
<b>Water Features:</b>	None	<b>Heating/Cooling:</b>	Natural Gas Central Air
<b>Listing Date:</b>	2024-11-18		
<b>Listing Agent:</b>	Taunya Fagan of Taunya Fagan RE @ Estate House		

## LOCATION



Address: 1590 Stagecoach 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.

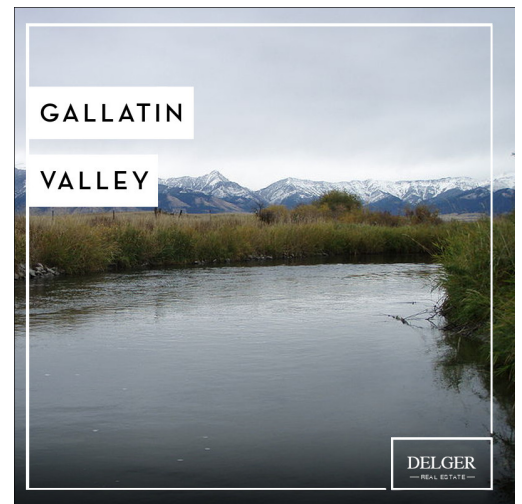
When it comes to outdoor recreation Belgrade is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities. Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955 is located 24 miles from Belgrade. Big Sky Resort is 44 miles away and 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.

# 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*



**Craig Delger**  
BROKER / OWNER  
406.581.7504  
craigdelger@gmail.com

v1.01-2024-12-04