

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



1008 Butler Creek Avenue, Belgrade MT 59714

\$669,900

Acres: ± 0.0737

MLS#: 399667

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MLS
Information deemed reliable,
but not guaranteed

INTRODUCTION

Nestled in the highly sought-after Prescott Ranch community, this beautifully maintained 4-bedroom, 3.5-bathroom, 2,438 square foot, 3-story home blends modern convenience with thoughtful design. As you step through the front door, you're welcomed by a formal entryway with generous closet space and a cozy seating nook, perfect settling in to your home. To the right, a spacious living room seamlessly opens up to a fenced side yard, creating a serene space to relax and enjoy the outdoors. Adjacent to the living room is a private secondary master suite, featuring a walk-in closet and private bath, ensuring your guests enjoy their own space and privacy. The second level is where the heart of the home lies, with its open-concept living and dining areas. The kitchen is a true highlight, designed with both beauty and functionality in mind. It features abundant cabinetry, a stunning tile backsplash, and high-end Kitchen Aid appliances. Whether you're cooking, entertaining, or simply relaxing, this space has everything you need. The living room, enhanced by built-in walnut shelving and a walnut mantel surrounding the gas fireplace, opens to a covered back deck where you can enjoy serene eastern views and peaceful moments. On the top level, you'll find two additional guest bedrooms, a full guest bath, and a well-equipped laundry area with plenty of storage and a convenient folding station. The primary master suite serves as a private retreat, complete with a spacious walk-in closet, dual vanities, a luxurious soaking tub, a floor-to-ceiling tile shower, and a separate powder room for added convenience. This home is thoughtfully upgraded throughout, featuring luxurious LVT flooring (no carpet), central air conditioning, blackout blinds, dimmable light switches, smart thermostats, and a garage with custom cabinetry. For added convenience, the HOA takes care of snow removal and yard care, offering a low-maintenance lifestyle that allows you too enjoy your home and surroundings with peace of mind year-round. With its perfect blend of space, style, and functionality, this rare Prescott Ranch gem is an opportunity not to be missed!



FEATURES

Status:	Active	Style:	Craftsman
Type:	Residential	Year Built:	2022
Sub Type:	Single Family	Beds:	4
Acres:	± 0.0737	Baths:	4
View:	Mountains	Appliances:	Dishwasher, Disposal, Range, Refrigerator
Water Features:	None	Heating/Cooling:	ForcedAir NaturalGas CentralAir, CeilingFans
Listing Date:	2025-03-03		
Listing Agent:	Tamara Williams of Tamara Williams and Company		

LOCATION



Address: 1008 Butler Creek Avenue, Belgrade MT 59714

PHOTOS



BIG SKY
REALTY

TOTAL: 2386 sq. ft
FLOOR 1: 533 sq. ft, FLOOR 2: 865 sq. ft, FLOOR 3: 988 sq. ft
EXCLUDED AREAS: ELECTRICAL ROOM: 23 sq. ft, GARAGE: 481 sq. ft, OPEN TO BELOW: 8 sq. ft
FLOOR PLAN CREATED BY OLDSKAW-ARY. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

BIG SKY
COUNTRY

TOTAL: 2386 sq. ft
FLOOR 1: 533 sq. ft, FLOOR 2: 865 sq. ft, FLOOR 3: 988 sq. ft
EXCLUDED AREAS: ELECTRICAL ROOM: 23 sq. ft, GARAGE: 481 sq. ft, OPEN TO BELOW: 8 sq. ft
FLOOR PLAN CREATED BY CLOXKASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



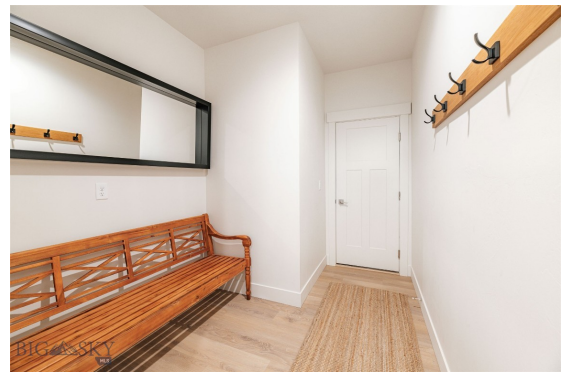
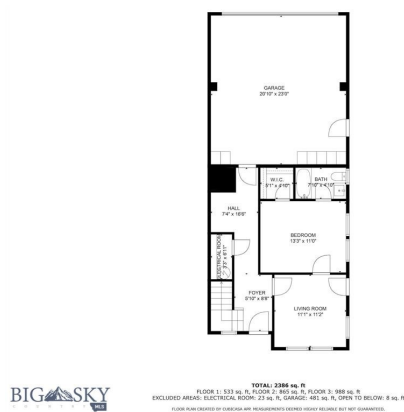
















BELGRADE LIFESTYLE



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.

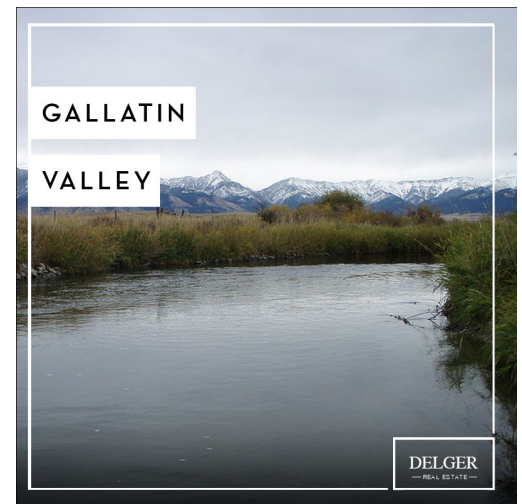
When it comes to outdoor recreation Belgrade is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities. Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955 is located 24 miles from Belgrade. Big Sky Resort is 44 miles away and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