

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



BIG SKY
MLS

45 Spain Bridge Circle Drive, Belgrade MT 59714

\$1,795,000
Acres: ± 1.81
MLS#: 399757

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INTRODUCTION

This stunning 4,100+ square-foot home is a perfect blend of luxury, functionality, and breathtaking surroundings. Designed for effortless main-level living, it features four of its five spacious bedrooms on the main level, along with 3.5 beautifully appointed bathrooms. The expansive kitchen is an entertainers dream, offering ample counter space, stainless steel appliances, and seamless flow into a separate dining room and living room ideal for gatherings and entertaining. The fully finished basement provides even more living space, including a fifth bedroom, extra storage room, and an oversized workshop with direct egress to the driveway, making it an excellent space for projects, storage, or a home business. The oversized, heated three-car garage ensures comfort year-round, while an underground dog fence and fenced backyard add convenience for pet owners. Set on 1.81 acres, this remarkable home is surrounded by sweeping 360-degree views, offering peace and privacy without sacrificing accessibility. Additional modern amenities such as central air conditioning, a water softener, and abundant storage make this home as comfortable as it is impressive. A true retreat, this property embodies both elegance and practicality in one of Montanas most sought-after locations. Perched in a landscape of unrivaled beauty, 45 Spain Bridge Circle Drive offers panoramic vistas in every direction, from the sun-kissed peaks of the Bridger Mountains at dawn to the kaleidoscopic hues of evening alpenglow, painting the sky with nature's palette. Experience the epitome of Montana living, where custom design and unparalleled craftsmanship converge in a setting centrally located to Bozeman, Belgrade, and the airport. Discover a home designed not only for functionality but also for the seamless adaptation to your evolving needs and desires a true testament to the art of bespoke living. Whether seeking the vibrant energy of a college town or the serenity of a custom home enclave, this residence seamlessly blends the best of both worlds. With proximity to both downtown Belgrade and Bozeman, Montana State University, and an array of dining & shopping options, this home offers unparalleled access to Bozemens amenities & limitless outdoor adventures.



FEATURES

Status:	Active
Type:	Residential
Sub Type:	Single Family
Acres:	± 1.81
View:	Mountains, SouthernExposure, Valley, TreesWoods
Water Features:	None
Listing Date:	2025-03-12
Listing Agent:	PollyAnna Snyder of Engel & Volkers - Bozeman

Style:	Craftsman
Year Built:	2013
Beds:	5
Baths:	4
Appliances:	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, WaterSoftener, Washer
Heating/Cooling:	ForcedAir NaturalGas CentralAir, CeilingFans

LOCATION



Address: 45 Spain Bridge Circle Drive, 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



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