

DELGER
— REAL ESTATE —

BOZEMAN MONTANA



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BROKER / OWNER
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THIS BROCHURE PROVIDED BY CRAIG DELGER - BELGRADE REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



1606 Wyatt Earp Court, Belgrade MT 59714

\$795,000

Acres: ± 0.138

MLS#: 401729

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INTRODUCTION

This home doesn't just show well; it lives even better. From the moment you walk in, it's clear: every inch has been thoughtfully designed with purpose, warmth, and just the right amount of wow. Step inside and feel the shiftwide open spaces, effortless flow, and a main level that understands the assignment: real life happens here. The living room strikes the perfect balance of cozy and modern, featuring a statement fireplace (with blower!) and crisp white finishes that pop against a rich navy accent wall. Whether you're entertaining guests or laying low with a good book, this space rises to the occasion. The kitchen isn't just the heart of the home; it's the whole heartbeat. With sleek white cabinetry, a designer tile backsplash, and endless counter space, it's ready for your daily hustle or your next dinner party. The walk-in pantry is the cherry on top; spacious enough to hold your entire Costco haul. Just steps away, the dining area opens to a patio, ideal for weekend BBQs and golden hour gatherings. Upstairs is where the magic really happens. All three bedrooms are tucked peacefully on the second level, including a dreamy primary suite with a massive walk-in closet and a spa-like bathroom featuring a soaking tub and a tiled walk-in shower that makes every morning feel like a getaway. Down the hall, a generously sized bonus room offers the flexibility to become your home theater, workout zone, game room, or all three. Out back, the fully fenced yard is perfectly sized for play, pets, and privacy. And the Prescott Ranch neighborhood? It brings that rare sense of community with nearby parks, playgrounds, and winding sidewalks that invite you to slow down and stay awhile. This home is loaded with upgrades: a \$34K extended bonus room, custom white cabinet package, statement backsplash, fireplace with blower fan, and a laundry room sink with added storage. Top it all off with central A/C, underground sprinklers, and a spotless two 1/2 -car garage for your hobbies!

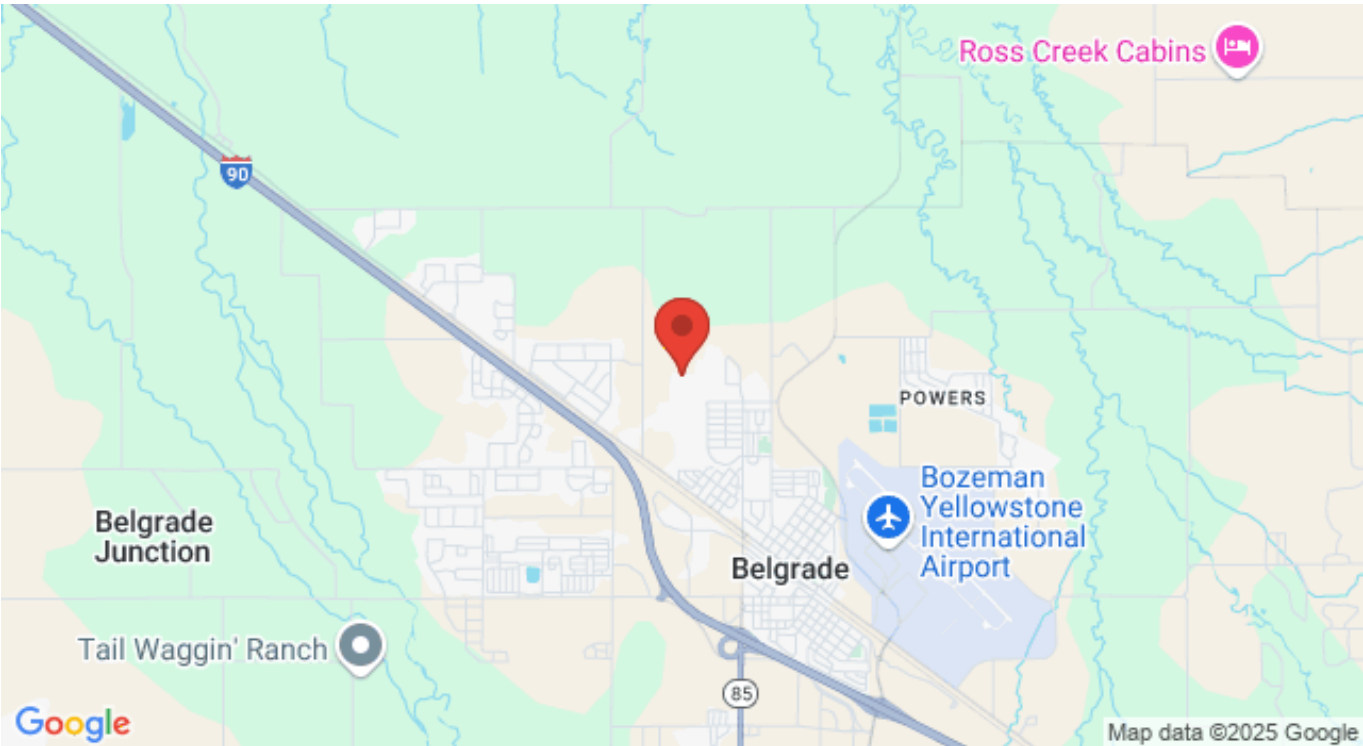


Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

FEATURES

Status:	Active	Style:	Craftsman
Type:	Residential	Year Built:	2022
Sub Type:	Single Family	Beds:	3
Acres:	± 0.138	Baths:	3
Water Features:	None	Appliances:	Dishwasher, Microwave, Range, Refrigerator, WaterSoftener
Listing Date:	2025-05-05	Heating/Cooling:	ForcedAir NaturalGas CentralAir
Listing Agent:	Tamara Williams of Tamara Williams and Company		

LOCATION



Address: 1606 Wyatt Earp Court, Belgrade MT 59714

PHOTOS



BIG SKY
Floor Plan Created by Calicool App. Measurements Deemed Highly Reliable But Not Guaranteed.

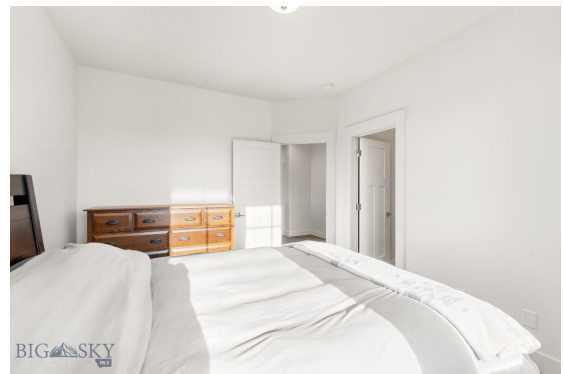




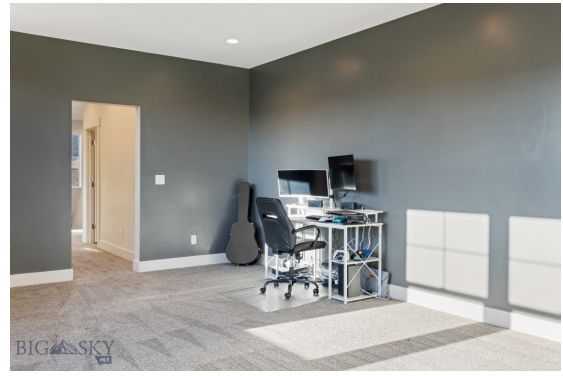














BELGRADE LIFESTYLE



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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v1.01-2025-05-17