



THIS BROCHURE PROVIDED BY CRAIG DELGER - BELGRADE REAL ESTATE EXPERT

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810 Butler Creek, Belgrade MT 59714

\$885,000

Acres: ± 0.166

MLS#: 402858

INTRODUCTION

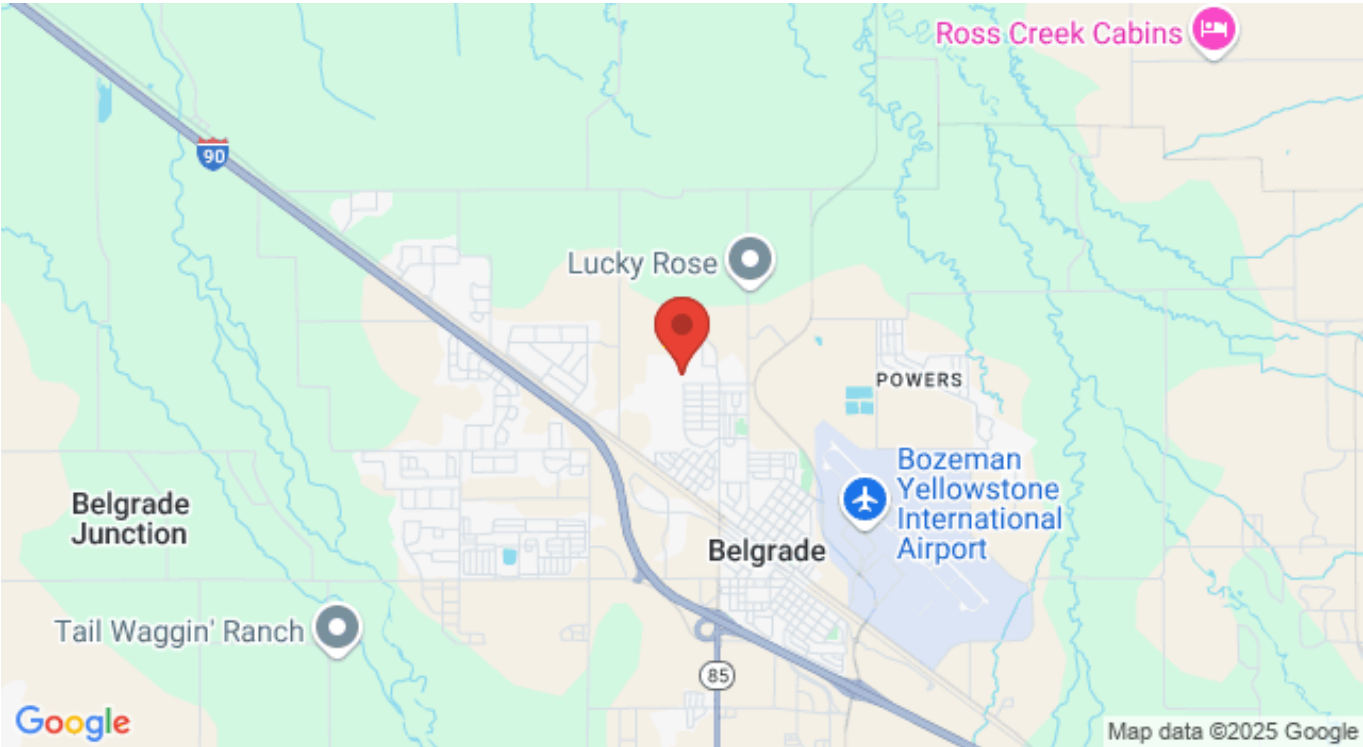
A turn-key, fully furnished two-story home that blends modern upgrades, thoughtful design, and Bridger mountain views. Built in 2020 and meticulously maintained, this home sits on a spacious, fully fenced lot backing to evening alpenglow over the Bridger Mountains. The classic front porch with seating invites you to relax and enjoy the quiet neighborhood, just around the corner from the community park. Inside, the living area is bright and open, with abundant natural light pouring through large picture windows. Stylish finishes include luxury vinyl plank flooring, a sleek wall-mounted media console, and designer furnishings all of which convey with the home. Custom upgrades elevate the everyday: remote-controlled blinds offer effortless privacy and light control, while Samsung Frame TVs double as elegant artwork that adjusts to the ambiance. The home features 3 bedrooms, an office with a barn door being used as a main floor guest bedroom, and an upstairs bonus room currently used as a bunkroom perfect for flexible living or additional guests. The back patio, complete with a custom pergola that includes a removable cover, is ideal for dining alfresco while taking in the Bridger views. Previously used as a lightly rented short-term stay, this property offers the rare opportunity to own a beautifully furnished and move-in-ready home in one of Bozeman's most accessible neighborhoods. Whether you're looking for a primary residence, a second home, or an investment property, this home delivers style, function, and comfort in every detail.



FEATURES

Status:	Active	Style:	Traditional
Type:	Residential	Year Built:	2020
Sub Type:	Single Family	Beds:	3
Acres:	± 0.166	Baths:	3
View:	Mountains	Appliances:	BuiltInOven, Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer
Listing Date:	2025-06-04	Heating/Cooling:	ForcedAir NaturalGas CentralAir
Listing Agent:	Courtney King of Engel & Volkers - Bozeman		

LOCATION



Address: 810 Butler Creek, 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.

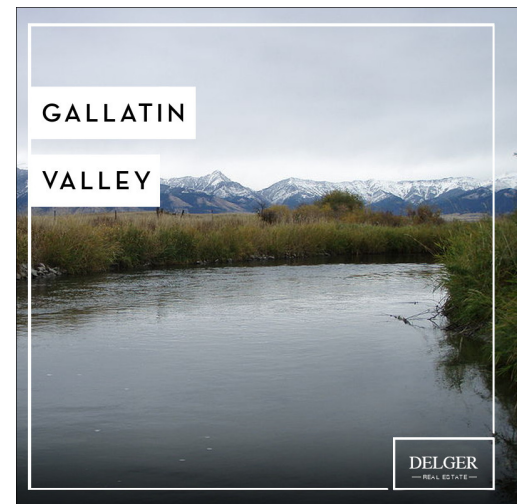
When it comes to outdoor recreation Belgrade is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities. Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955 is located 24 miles from Belgrade. Big Sky Resort is 44 miles away and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