

DELGER

REAL ESTATE

BOZEMAN MONTANA



Craig Delger

BROKER/OWNER

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THIS BROCHURE PROVIDED BY CRAIG DELGER - BELGRADE REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



31 Pinnacle Drive, Belgrade MT 59714

\$759,900

Acres: ± 1

MLS#: 406795

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INTRODUCTION

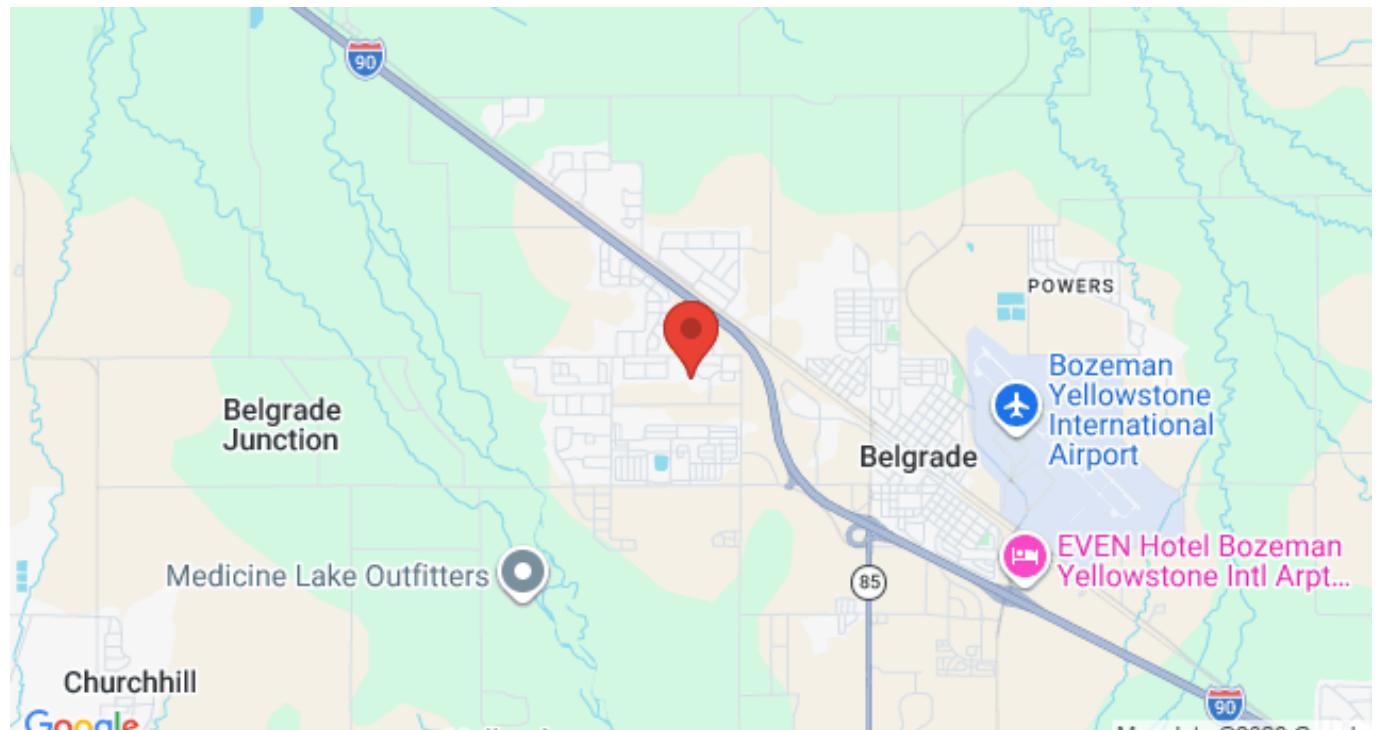
Set on a full acre at the end of a quiet cul-de-sac, this beautifully maintained 4-bedroom, 2.5-bath home offers the perfect blend of comfort, functionality, and peaceful living. Enjoy sweeping western sunset views from the expansive redwood deckan ideal spot for relaxing evenings or entertaining guests. Inside, vaulted ceilings and fresh paint create a light, open feel throughout. The spacious kitchen features newer appliances and flows easily into generous living and dining areas. All bedrooms are impressively sized, most with walk-in closets. The daylight basement has two bedrooms and more living space in addition to large storage areas. The primary suite has been thoughtfully updated with a walk-in shower showcasing elegant basketweave tile. Modern conveniences include central air, blazing-fast fiber internet, an owned water softener, and a radon mitigation system for peace of mind. Outside, the fully fenced yard is a gardeners dream, complete with a greenhouse, established garden beds with separate watering zones, fruit trees, lilacs, and flowering crabapple trees. Major systems have been well cared for, including a new roof (2018), new furnace (2020), and recently maintained well, septic, and well pump. This property offers rare space, quiet surroundings, and move-in-ready comfortan exceptional opportunity to enjoy both nature and modern living.



FEATURES

Status:	Active	Style:	SplitFoyer
Type:	Residential	Year Built:	1998
Sub Type:	SingleFamilyResidence	Beds:	4
Acres:	± 1	Baths:	3
View:	Rural	Appliances:	Dishwasher, Disposal, Microwave, Range, SomeGasAppliances, Stove
Water Features:	None	Heating/Cooling:	ForcedAir NaturalGas CentralAir
Listing Date:	2025-11-01		
Listing Agent:	Kathy Zalewski of Realty One Group Peak		

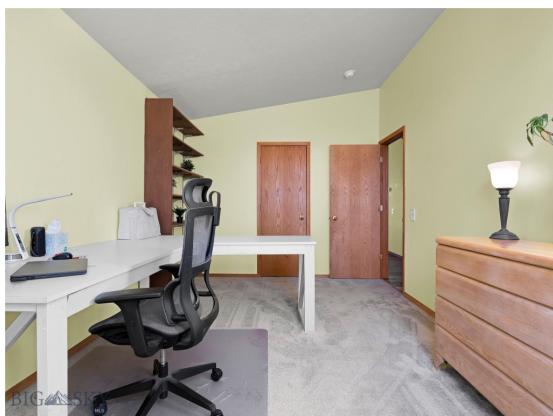
LOCATION



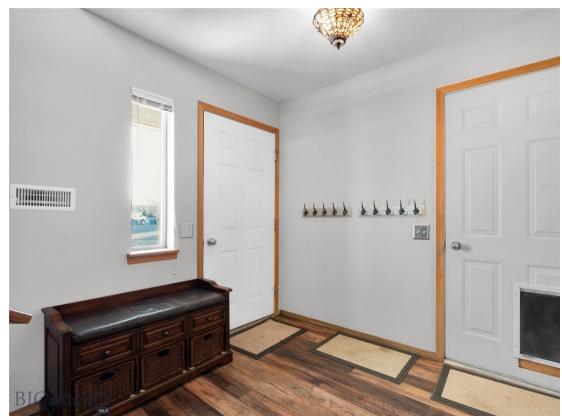
PHOTOS















BELGRADE LIFESTYLE



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.

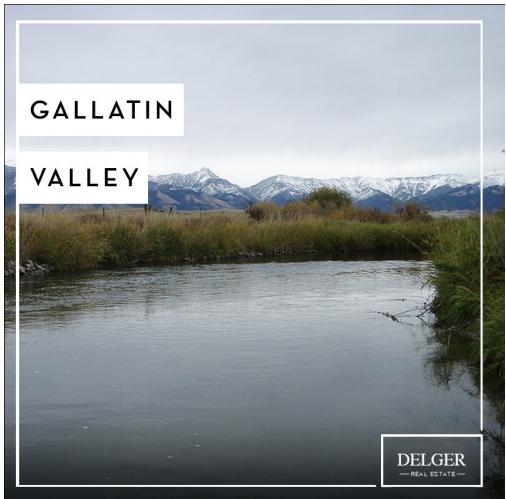
When it comes to outdoor recreation Belgrade is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities. Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955 is located 24 miles from Belgrade. Big Sky Resort is 44 miles away and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