

# DELGER

REAL ESTATE

BOZEMAN MONTANA



Craig Delger

BROKER/OWNER

406.581.7504

**THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT**

*Powered by Data, Technology, and Local Expertise*



## 45 Spain Bridge Circle Drive, Belgrade MT 59714

\$1,549,900

Acres: ± 1.81

MLS#: 407848

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BOZEMAN MONTANA

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## INTRODUCTION

Welcome to 45 Spain Bridge Circle Drive, where wide-open space, privacy, and stunning views define everyday living. Set on 1.81 serene acres surrounded by protected open land, this rare property offers the feeling of a private retreat yet its just minutes from Bozeman, Belgrade, and the airport. Here, youll experience the best of Montana living: room to breathe, room to live, and room to take in the views. With over 4,100 square feet of thoughtfully designed living space, this home is crafted for comfort and effortless main-level living. The open-concept kitchen, complete with abundant counter space, stainless steel appliances, and a seamless flow into the dining and living areas, makes it easy to gather, entertain, or simply relax by the fire as you take in the mountain views. The main level features four spacious bedrooms and three beautifully finished bathrooms, offering plenty of room for family or guests all conveniently on one floor. Downstairs, the fully finished basement expands your options even further, with a large bonus room, a fifth bedroom and new bathroom, extensive storage, and a massive workshop with direct driveway access ideal for hobbies, home projects, or running a home business. High-speed fiber internet keeps you connected, whether youre working remotely or streaming under the big Montana sky. Step outside and youll see what makes this property truly special: uninterrupted 360-degree views that stretch from the majestic Bridger Mountains to the fiery glow of Montana sunsets. A fenced backyard, underground dog fence, and oversized heated three-car garage make everyday life easy, while central air conditioning, a water softener, and ample storage ensure year-round comfort. This is more than a home its a lifestyle. A place where privacy meets convenience, where space and serenity are matched by quick access to Bozemans vibrant downtown, Montana State University, Belgrades small-town charm, and world-class outdoor adventure in every direction. At 45 Spain Bridge Circle Drive, youre not just buying a house -- youre claiming your piece of Montana spacious, private, and unforgettable.



**BIG SKY**  
MLS

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## FEATURES

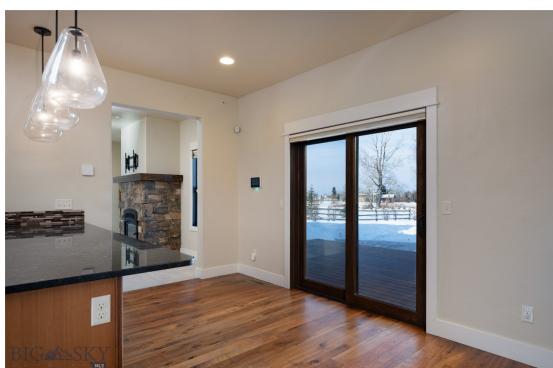
<b>Status:</b>	Active	<b>Style:</b>	Craftsman
<b>Type:</b>	Residential	<b>Year Built:</b>	2013
<b>Sub Type:</b>	SingleFamilyResidence	<b>Beds:</b>	5
<b>Acres:</b>	± 1.81	<b>Baths:</b>	4
<b>View:</b>	Mountains, SouthernExposure, Valley, TreesWoods	<b>Appliances:</b>	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, WaterSoftener, Washer
<b>Water Features:</b>	None	<b>Heating/Cooling:</b>	ForcedAir NaturalGas CentralAir, CeilingFans
<b>Listing Date:</b>	2026-01-13		
<b>Listing Agent:</b>	PollyAnna Snyder of Engel & Volkers - Bozeman		

## LOCATION



# 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.

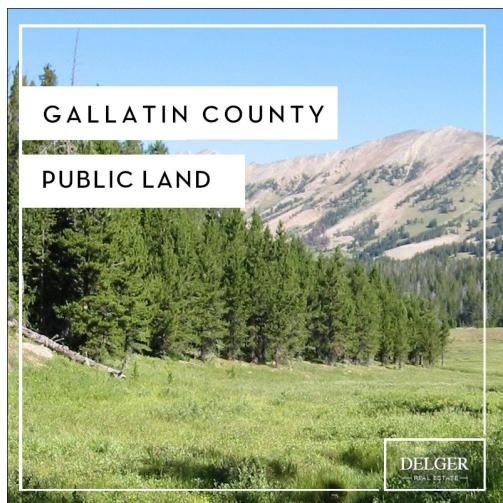
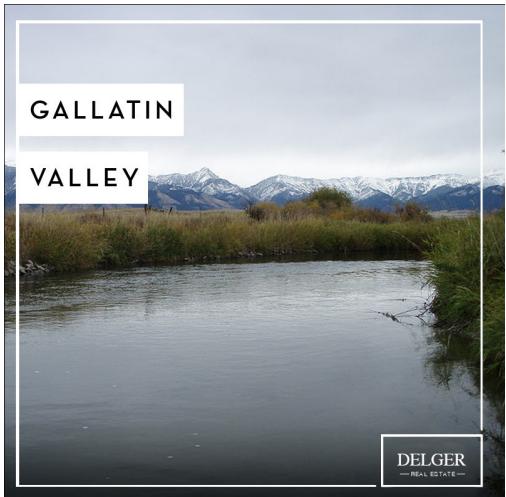
When it comes to outdoor recreation Belgrade is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities. Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955 is located 24 miles from Belgrade. Big Sky Resort is 44 miles away and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