

# 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*



## 1707 Roundup Boulevard, Belgrade MT 59714

\$997,000

Acres: ± 0.53

MLS#: 409064

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DelgerRealEstate.com

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**MLS**   
Information deemed reliable,  
but not guaranteed

# INTRODUCTION

Wait until you see this exceptional Montana home situated on over half an acre in one of Belgrades most sought-after subdivisions, Ryen Glenn. Where wide open farmland and breathtaking Bridger Mountain views create the feeling of peaceful country living while remaining incredibly convenient to town. This beautifully crafted residence offers over 3,600 square feet of thoughtfully designed living space with 4 bedrooms and 3 bathrooms, plus an office. Combining comfort, quality, and timeless style. Attention to detail is evident throughout with stunning wood trim, fine craftsmanship, and warm finishes that create an inviting and refined atmosphere. The spacious and functional layout features a beautifully appointed kitchen, generous living areas, and a cozy real wood fireplace that serves as the perfect centerpiece for gathering with family and friends. The main floor is equipped with radiant floor heat, providing consistent warmth and comfort during Montanas colder months. Enjoy the outdoors from the expansive covered front porch that wraps around two sides of the home, an ideal space for relaxing and taking in the sweeping Bridger Mountain Range views, surrounding farmland, and Montana sunrises. Car enthusiasts and hobbyists will appreciate the massive 3-car garage totaling over 1,000 square feet, (25x41), complete with radiant floor heat, floor drains and offering abundant space for vehicles, toys, and projects. Perfectly located less than 5 minutes from Bozeman Yellowstone International Airport and under 15 minutes to Costco, Target, and all the amenities of Bozeman, this property offers the rare combination of privacy, space, luxury, and convenience. Experience the best of Montana living with room to breathe, spectacular views, and exceptional quality throughout.

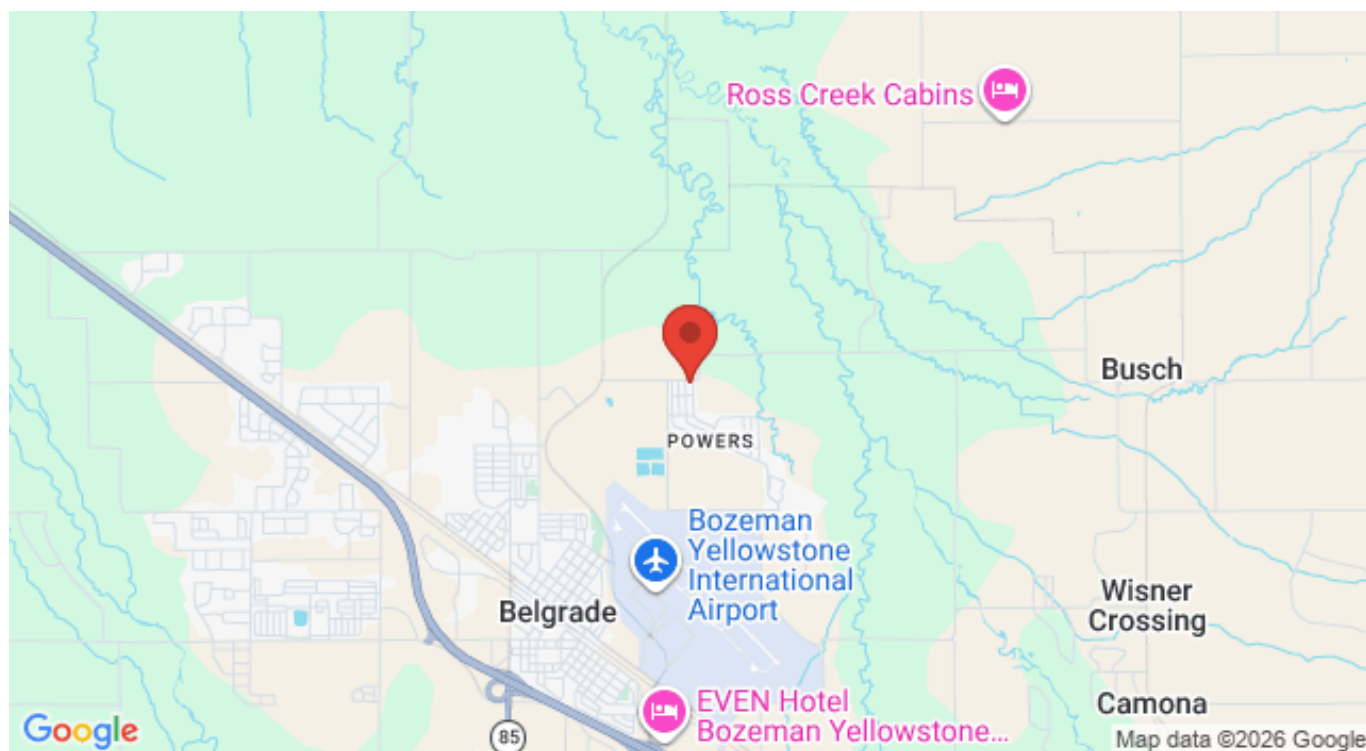


## FEATURES

<b>Status:</b>	Active
<b>Type:</b>	Residential
<b>Sub Type:</b>	SingleFamilyResidence
<b>Acres:</b>	± 0.53
<b>View:</b>	Farmland, Mountains, Rural
<b>Listing Date:</b>	2026-03-04
<b>Listing Agent:</b>	Richie Pemberton of Windermere Great Divide-Bozeman

<b>Year Built:</b>	2017
<b>Beds:</b>	4
<b>Baths:</b>	3
<b>Appliances:</b>	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Washer
<b>Heating/Cooling:</b>	RadiantFloor Wood WallFurnace CeilingFans

## LOCATION



Address: 1707 Roundup Boulevard, Belgrade MT 59714

# PHOTOS











**TOTAL: 3404 sq. ft.**  
 1st floor: 2170 sq. ft., 2nd floor: 1304 sq. ft.  
 EXCLUDED AREAS: GARAGE: 991 sq. ft., OPEN TO BELOW: 157 sq. ft., LOW CEILING: 60 sq. ft.,  
 WALLS: 301 sq. ft.

ALL DIMENSIONS ARE APPROXIMATE. MEASUREMENTS TAKEN FROM EXTERIOR WALLS TO EXTERIOR WALLS.







**BIG SKY**  
REAL ESTATE

**TOTAL: 3404 sq. ft.**  
 1st Floor: 2100 sq. ft., 2nd Floor: 1304 sq. ft.  
 EXCLUDED AREAS: GARAGE: 991 sq. ft., OPEN TO BELOW: 157 sq. ft., LOW CEILING: 60 sq. ft.,  
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MAPS PLAN DRAWN BY CORDON. ALL DIMENSIONS TO CENTER UNLESS NOTED OTHERWISE.



# 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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