



658018 168 Street Rural Foothills County Alberta

\$3,250,000

This property is priced to SELL! Check out this one of a kind, home based airport property that would also be a great fit for car enthusiasts. Imagine landing your jet at your own home, or using the runway as a drag strip. Here you will find absolute tranquility, outstanding views of the majestic Rocky Mountains, stunning sunrises, and some of the most beautiful sunsets that Canada has to offer. This private airport property has a 4474 foot long, paved, runway capable of handling some of the largest private aircraft and most corporate jets. Also included are a 4241 square foot heated hangar (garage, shop), and a home with over 8100 square feet of interior living space. This full quarter section of land is one mile in length by a quarter mile wide, ideal for a home based airport/runway. The hangar/shop is capable of handling multiple aircraft, with plenty of room for a car collection as well. The CAJ7 airport is registered with NAV CANADA, and it is a private airport and you are welcomed to open it up for public access without any additional approvals. In 2021 the runway was refurbished by a reputable paving company, so it is in excellent shape, and is set up to be easily maintained to last for decades to come. The home has 2 kitchens (both have been substantially renovated), an indoor pool with a hot tub, 5 bathrooms, 4 bedrooms, and plenty of space for additional bedrooms if desired. There is even a private area set up for a live in caretaker, and there are numerous options for business offices if that is something you are considering. Subdivision and/or building a second home on this property are excellent options, and highly likely to be approved by Foothills County. This property is very well priced for those looking for a home based, paved runway/drag strip of this magnitude. Paving and line painting maintenance costs are covered by the revenue generated from ...

Recreational, Games room 7.54 M x 4.27 M

Family room 7.16 M x 4.27 M

Furnace 13.67 M x 9.83 M

Other 6.15 M x 3.45 M

Family room 3.38 M x 3.35 M

Other 3.40 M x 3.12 M

Breakfast 2.44 M x 1.96 M

Primary Bedroom 6.48 M x 4.24 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Storage	7.24 M x 4.85 M	Bedroom	3.45 M x 2.82 M
3pc Bathroom	Measurements not available	Kitchen	3.00 M x 2.82 M
Kitchen	5.92 M x 5.74 M	Other	15.06 M x 7.62 M
Dining room	6.30 M x 4.67 M	Other	4.55 M x 3.40 M
Den	4.70 M x 2.11 M	2pc Bathroom	Measurements not available
Living room	6.68 M x 4.62 M		