

# **\$3,250,000 - 658018 168 Street E, Rural Foothills County**

MLS® #A2075268

**\$3,250,000**

4 Bedroom, 5.00 Bathroom, 5,327 sqft

Residential on 158.57 Acres

NONE, Rural Foothills County, Alberta

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 renting the farmable 140 acres to a local farmer, so operating costs here are far less than you might expect. Please reach out for additional information, or a private tour, at your convenience.

Built in 1980

**Essential Information**

|                |                |
|----------------|----------------|
| MLS® #         | A2075268       |
| Price          | \$3,250,000    |
| Sold Price     | \$2,050,000    |
| Bedrooms       | 4              |
| Bathrooms      | 5.00           |
| Full Baths     | 4              |
| Half Baths     | 1              |
| Square Footage | 5,327          |
| Acres          | 158.57         |
| Year Built     | 1980           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Sold           |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 658018 168 Street E    |
| Subdivision | NONE                   |
| City        | Rural Foothills County |
| County      | Foothills County       |
| Province    | Alberta                |
| Postal Code | T0L 0P0                |

## Amenities

|                |                                                                                                                           |
|----------------|---------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Paid For, Heating Paid For, Phone Paid For, Water Paid For                                                    |
| Parking Spaces | 20                                                                                                                        |
| Parking        | Double Garage Attached, Heated Garage, Insulated, Oversized, Quad or More Attached, RV Access/Parking, Workshop in Garage |

## Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Kitchen Island, See Remarks, Stone Counters, Storage, Vaulted Ceiling(s), Wet Bar |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings     |
| Heating           | Boiler, Forced Air, Hot Water, Natural Gas                                                                          |
| Cooling           | None                                                                                                                |
| Fireplace         | Yes                                                                                                                 |
| # of Fireplaces   | 2                                                                                                                   |
| Fireplaces        | Wood Burning                                                                                                        |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Partially Finished                                                                                            |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Dog Run, Fire Pit                     |
| Lot Description   | Rectangular Lot                       |
| Roof              | Concrete                              |
| Construction      | Metal Siding, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2023 |
| Date Sold      | April 22nd, 2024     |
| Days on Market | 223                  |
| Zoning         | A                    |
| HOA Fees       | 0.00                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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