

33 STAGGERWING LANDING

FLATHEAD LAKE SKY RANCH • MT95 • KALISPELL, MONTANA 59901

Live above your airplane — Montana's largest private grass strip, 5,000' x 220' turf

\$895,000

APPRAISED AT \$940,000 — \$45,000 BELOW APPRAISAL

MLS# 30072927 • Buyer's agent commission offered



BACKCOUNTRY BASE CAMP — FROM THE END OF YOUR TAXIWAY

Fly into the Bob, fish the morning, be home for lunch.

Spotted Bear / Meadow Creek (the Bob)
Schafer Meadows (the Bob)
Glacier National Park
Flathead Lake

15 min by air
20 min by air
minutes by air
seen from your deck

2.5 hrs by gravel
a multi-day hike
35 miles by road
2 miles

And for your copilot: horses welcome on 5 acres, a mature orchard, Glacier day trips — with ski-season rental potential (Whitefish) while you winter somewhere warm.

THE FIELD — MT95

Runway	5,000' x 220' turf • largest private grass strip in MT
Access	Direct private taxiway to your hangar
Services	KGPI (Glacier Park Intl) minutes away
Backcountry	Bob Marshall ~15 min by air • Glacier NP gateway

THE HANGAR — GROUND LEVEL

Size	2,000 SF heated hangar + garage
Door	40' accordion
Power	400-amp service
Heat	Radiant in-floor — serviced 2026

THE RESIDENCE — UPPER LEVEL

Size	2,176 SF • 3 bed • 3 bath • built 2001
Layout	Open plan • two view decks • cedar sauna
Views	360° — Flathead, Swan, Salish & Mission ranges
Updates	2021 roof • mini-splits • new appliances • serviced 2026

LAND & SYSTEMS

Acreage	5.02 acres • horse-friendly • fruit trees
Water	New community well
Septic	Pumped & inspected 2026

OWNERSHIP COSTS

Property tax	≈ \$4,300 / yr
HOA	\$550 / yr
Aircraft	No Montana sales tax on aircraft

DOCUMENTS

CC&Rs, appraisal, well agreement & water test, septic and service records — all available upon request.