

\$998,800 - 434196 Clear Mountain Drive E, Rural Foothills County

MLS® #A2126162

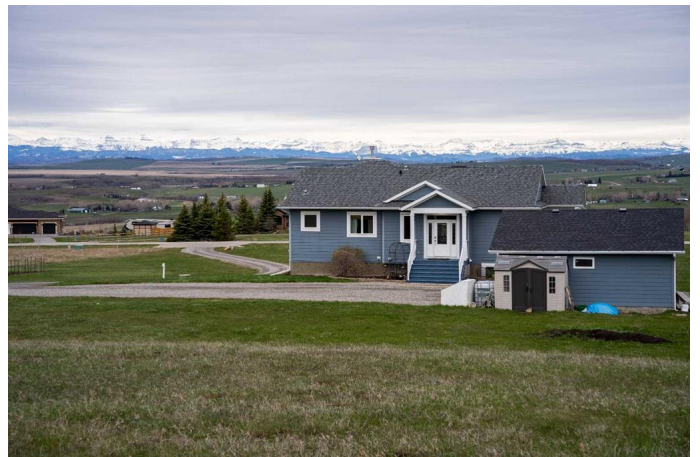
\$998,800

4 Bedroom, 3.00 Bathroom, 1,388 sqft
Residential on 3.04 Acres

Clear Mountain Estates, Rural Foothills County, Alberta

Welcome to 434196 Clear Mountain Drive, a rare opportunity to own a slice of Alberta's stunning landscape complete with endless skies and majestic mountain backdrops! This quaint 1,388 square foot bungalow is perfectly situated on a generous 3.04-acre parcel of land in the desirable community of Clear Mountain Estates. The entire rear of the house faces directly west and offers expansive mountain views from the large dining room, comfortable great room with a gas burning fireplace, and primary bedroom with a walk-through closet and 3pc ensuite bathroom.

Youâ€™ll love the modern kitchen with crisp white cabinets, granite counters and stainless appliances, and a large island perfect for informal dining and meal prep. Completing the main level is a convenient den/informal bedroom and 2pc bathroom. Downstairs is a full walkout, also showcasing the stunning Rockies from the large rec room, games room and third bedroom. Another two bedrooms, for a total of 5, each with an egress window, and 4pc bathroom complete the lower level. Additional notable upgrades include central air conditioning, tankless hot water system and radiant in floor heating. Youâ€™ll also appreciate the numerous outdoor living spaces, oversized triple garage and peace & quiet this property offers, all while being a mere 5 minutes from the Town of Okotoks.



Call your favorite Realtor today to book a private viewing of this incredible property!

Built in 2009

Essential Information

MLS® #	A2126162
Price	\$998,800
Sold Price	\$950,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,388
Acres	3.04
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	434196 Clear Mountain Drive E
Subdivision	Clear Mountain Estates
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 1A1

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking	Oversized, Triple Garage Detached

Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Tankless Hot Water
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Combination, In Floor, Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Dog Run, Fire Pit, Garden, Private Yard
Lot Description	Front Yard, Lawn, Garden, Low Maintenance Landscape, Meadow, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	June 30th, 2024
Days on Market	66
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	The Home Hunters Real Estate Group Ltd.
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