

\$825,000 - 434182 Clear Mountain Drive E, Rural Foothills County

MLS® #A2159159

\$825,000

4 Bedroom, 4.00 Bathroom, 1,990 sqft
Residential on 3.26 Acres

Clear Mountain Estates, Rural Foothills County, Alberta

Discover the essence of country living with this exceptional 3.26 acre property in Clear Mountain Estates, less than 10 minutes to Okotoks. This fully landscaped property offers breathtaking panoramic views of the rolling foothills and Rocky Mountains, providing an idyllic setting for life in the country. Upon arrival, you'll appreciate the excellent curb appeal of this 2-storey walkout home with over 3000 sq ft of living space, perfectly situated to take full advantage of its picturesque surroundings. The main floor, features two living areas separated by the main entrance and front foyer. The first living space, centered around a cozy fireplace, provides access to the double attached garage. From here, patio sliders lead to a large front deck—an ideal extension of the living space where you can savour the majestic views. Continuing with a well-appointed kitchen and dining area, enough space for family gatherings and entertaining that opens up to the second living room also facing west. The main floor also includes the convenience of laundry, a powder room, and easy access to the back yard. Upstairs, the primary bedroom is a great space with more views and complete with double closets, ample space for your furniture, and a full ensuite featuring a soaker jacuzzi tub and a separate shower. Two additional bedrooms and a full bathroom complete the upper level.



The fully developed walkout basement is a bright and inviting space, with an open rec room that benefits from abundant natural light and direct access to the yard. This level also includes a fourth bedroom and a bathroom and plenty of storage enhancing the versatility of the home. Outside, the property continues to impress with a large storage shed, mature landscaping, and garden beds. The expansive grounds offer plenty of room for children to play, space for green thumbs to cultivate their passions, and the potential to build a workshop. Embrace the beauty and serenity of country life with this remarkable acreage in Clear Mountain Estates. 25 minutes to Calgary limits and a quick drive to Kananaskis Country for adventuring. Take a look through the virtual tour!

Built in 2001

Essential Information

MLS® #	A2159159
Price	\$825,000
Sold Price	\$820,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,990
Acres	3.26
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	434182 Clear Mountain Drive E
Subdivision	Clear Mountain Estates

City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 1A1

Amenities

Parking Spaces	10
Parking	Double Garage Attached

Interior

Interior Features	Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Storage
Lot Description	Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2024
Date Sold	August 28th, 2024
Days on Market	7
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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