

\$1,250,000 - 434260 Clear Mountain Drive E, Rural Foothills County

MLS® #A2166478

\$1,250,000

5 Bedroom, 3.00 Bathroom, 2,140 sqft
Residential on 3.01 Acres

Clear Mountain Estates, Rural Foothills
County, Alberta

This stunning walkout bungalow is situated on a picturesque 3-acre parcel just 10 minutes from Okotoks and features the best legal secondary suites Iâ€™ve ever seen. The home's prime location provides breathtaking mountain views from nearly every room. The main floor boasts an elegant and spacious layout with 9' knockdown ceilings, hardwood flooring, and an abundance of windows that flood the space with natural light. There are three bedrooms upstairs, including a luxurious master suite with a walk-in closet and ensuite bathroom. The kitchen is equipped with solid wood cabinets, granite counters, and brand new stainless-steel appliances. The kitchen area is complemented by an adjacent living space with a gas fireplace, and a large eating area. Outdoor living consists of a covered deck or sunroom off the kitchen, and a large west-facing front deck that captures the sun and offers more stunning views. There is also a formal living room and dining room for entertaining, plus a convenient main floor laundry. Downstairs in the impressive walkout basement is a wonderful legal secondary suite which provides versatile living options. There is a spacious rec room that can be incorporated into the main floor living area or used as an additional bedroom (window must be enlarged to be a bedroom) for the secondary suite. The legal basement suite has



a separate entrance, hardwood flooring, a full kitchen with ample counter space and storage, a dining area, living room, and outdoor patio. The property's outdoor spaces and additional features make it truly exceptional. The 3-acre lot is adorned with beautiful trees and wonderfully manicured. There is a massive 54' x 29' heated attached garage, and an additional double detached hobby garage, along with a paved driveway with ample guest parking. This well maintained walkout bungalow is perfect for anyone looking to move to the country.

Built in 2002

Essential Information

MLS® #	A2166478
Price	\$1,250,000
Sold Price	\$1,250,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,140
Acres	3.01
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	434260 Clear Mountain Drive E
Subdivision	Clear Mountain Estates
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1S 6B1

Amenities

Parking Spaces	10
Parking	Double Garage Attached, Quad or More Attached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	None
Lot Description	Landscaped, Treed, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2024
Date Sold	October 18th, 2024
Days on Market	30
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Masters
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