

**434260 Clear Mountain Drive E
Rural Foothills County, Alberta**

MLS # A2166478



\$1,250,000

Division:	Clear Mountain Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,140 sq.ft.	Age:	2002 (22 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Quad or More Attached		
Lot Size:	3.01 Acres		
Lot Feat:	Landscaped, Treed, Views		

Heating:	In Floor, Forced Air	Water:	Cistern
Floors:	Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	32-19-29-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Second fridge, stove, dishwasher

This stunning walkout bungalow is situated on a picturesque 3-acre parcel just 10 minutes from Okotoks and features the best secondary suite I'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 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.