



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**434196 CLEAR MOUNTAIN Drive, Rural Foothills County T1S 1A1**

MLS® #: **A2126162**

Area: **Clear Mountain  
Estates**

Listing Date: **04/25/24**

List Price: **\$998,800**

Status: **Pending**

County: **Foothills County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Foothills  
County**

Year Built: **2009**  
Lot Information  
Lot Sz Ar: **132,422 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,388**  
Low Sqft:  
Ttl Sqft: **1,388**

DOM

**24**  
Layout  
Beds: **4 (1 3 )**  
Baths: **2.5 (2 1)**  
Style: **Acreage with  
Residence,Bungalow**

Parking

Ttl Park: **0**  
Garage Sz: **3**

Access:  
Lot Feat: **Front Yard,Lawn,Garden,Low Maintenance Landscape,Meadow,Rectangular Lot**  
Park Feat: **Oversized,Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Combination,In Floor,Forced Air**  
Sewer: **Septic Field,Septic Tank**  
Ext Feat: **Balcony,Dog Run,Fire Pit,Garden,Private Yard**

Construction: **Cement Fiber Board**  
Flooring: **Carpet,Laminate,Tile**  
Water Source: **Cistern**  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Breakfast Bar,Granite Counters,Kitchen Island,No Smoking Home,Tankless Hot Water**  
Utilities: **Electricity Connected,Natural Gas Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>11`0" x 15`0"</b>
<b>Great Room</b>	<b>Main</b>	<b>20`0" x 17`8"</b>
<b>Den</b>	<b>Main</b>	<b>9`0" x 13`0"</b>
<b>Family Room</b>	<b>Lower</b>	<b>13`0" x 11`0"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>13`6" x 10`3"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>13`6" x 11`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`8" x 12`0"</b>
<b>Game Room</b>	<b>Lower</b>	<b>20`0" x 15`10"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`4" x 12`0"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>12`3" x 11`6"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

4pc Bathroom	Lower	0`0" x 0`0"	Legal/Tax/Financial
Title: <b>Fee Simple</b>		Zoning: <b>CR</b>	
Legal Desc:	<b>9813170</b>		Remarks
Pub Rmks:	<b>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. You'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. You'll also appreciate the numerous outdoor living spaces, oversized triple garage and peace &amp; 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!</b>		
Inclusions: Property Listed By:	<b>N/A The Home Hunters Real Estate Group Ltd.</b>		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











