



THE
A-TEAM

**RE/MAX
FIRST**

434260 CLEAR MOUNTAIN DRIVE , Rural Foothills County T1S 6B1

MLS®#: **A2166478** Area: **Clear Mountain Estates** Listing Date: **09/18/24** List Price: **\$1,250,000**
 Status: **Active** County: **Foothills County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Rural Foothills County**
 City/Town: **County**
 Year Built: **2002**
Lot Information
 Lot Sz Ar: **131,115 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Landscaped,Treed,Views**
 Park Feat: **Double Garage Attached,Quad or More Attached**

Finished Floor Area
 Abv Sqft: **2,140**
 Low Sqft:
 Ttl Sqft: **2,140**

DOM

1
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Acreeage with Residence,Bungalow**
Parking
 Ttl Park: **10**
 Garage Sz: **7**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **In Floor,Forced Air** Flooring: **Hardwood,Tile**
 Sewer: **Septic Field,Septic Tank** Water Source: **Cistern**
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
 Int Feat: **Ceiling Fan(s),Central Vacuum,Granite Counters,High Ceilings,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	16`0" x 10`0"	Dining Room	Main	15`0" x 11`0"
Living Room	Main	19`0" x 16`0"	Laundry	Main	14`6" x 6`6"
Breakfast Nook	Main	10`0" x 8`0"	Family Room	Main	16`0" x 13`0"
Sunroom/Solarium	Main	15`0" x 13`0"	Kitchen	Lower	11`6" x 10`6"
Dining Room	Lower	12`0" x 10`0"	Game Room	Lower	26`0" x 15`0"
Storage	Basement	52`0" x 15`0"	Bedroom - Primary	Main	20`0" x 13`0"

Bedroom
Bedroom
3pc Bathroom
4pc Ensuite bath

Main
Lower
Lower
Main

12`0" x 9`6"
18`0" x 15`6"
0`0" x 0`0"
0`0" x 0`0"

Bedroom
Bedroom
4pc Bathroom

Main
Lower
Main

12`6" x 12`0"
17`4" x 12`0"
0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9813170

Zoning:
CR

Remarks

Pub Rmks:

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.

Inclusions:
Property Listed By:

**Second fridge, stove, dishwasher
Century 21 Masters**

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













