

# \$1,100,000 - 434223 Clear Mountain Drive E, Rural Foothills County

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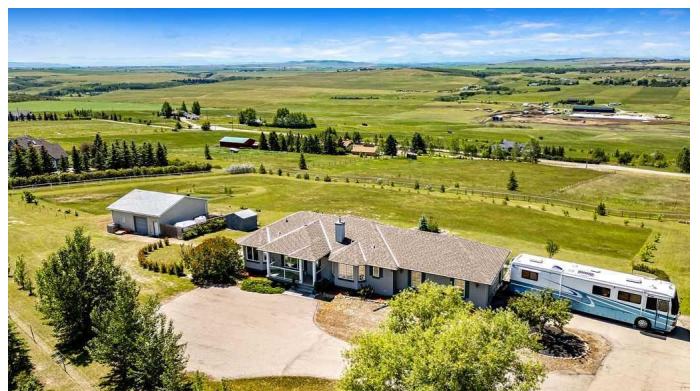
MLS® #A2232466

**\$1,100,000**

3 Bedroom, 5.00 Bathroom, 1,622 sqft  
Residential on 3.24 Acres

Clear Mountain Estates, Rural Foothills  
County, Alberta

Enjoy unobstructed, world-class Rocky Mountain views from this 4-bedroom, fully finished, walkout bungalow with over 3,200 square feet of finished interior living space. Sitting on the top of the ridge on 3.24 acres just a few minutes south of Okotoks, this property offers a truly exceptional setting. Open the front door and immediately you will be drawn to the west-facing windows with some of the most stunning views that Foothills County has to offer. The main floor "great room" has vaulted ceilings, a nice open floor plan, and tons of potential to meet your exact style preferences. The primary suite is very spacious, with incredible views and a beautiful ensuite bathroom featuring a generous walk-in closet. The second upper-level bedroom is currently set up as an office and has a "cheater ensuite" to the 3-piece bathroom that is also accessible from the main hallway. Be sure to take a look at the upper-level laundry and the massive deck where you can enjoy unlimited sunshine and those unbelievable views. The lower level is bright and welcoming, but also stays nice and cool as it is shaded by the upper-level deck. The views are just as impressive from the lower level as they are from the main floor. This level offers 2 bedrooms separated by a "Jack and Jill" ensuite, with separate sinks for each bedroom â€” making this setup perfect for a couple of



kids. There is plenty of space on this lower level, so use your imagination and set it up as you prefer. Enjoy hot water heated flooring and lots of storage for your seasonal goods. The oversized double-attached garage is heated, has an 8-foot high door, and is sure to accommodate 2 larger vehicles comfortably. The 30' x 30' "barn" has been converted to a shop/garage with a single overhead door. This shop is divided into 2 sections, with one side heated by a small diesel heater and a fan to circulate the warmth. The shop is unfinished inside and does not have a concrete floor, but it is suitable for comfortable year-round use. The property is beautifully landscaped with plenty of mature trees and flowering bushes. Finally, the current owners have installed a ton of smart technology – there are apps available to control nearly every light on the property, timers set up for specific outdoor lights, an automatic gate at the entrance (including a pedestrian gate), and numerous exterior security cameras that the homeowners plan to leave behind. Please book a private viewing at your convenience.

Built in 2001

### **Essential Information**

MLS® #	A2232466
Price	\$1,100,000
Bedrooms	3
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	1,622
Acres	3.24
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow

Status Active

### Community Information

Address 434223 Clear Mountain Drive E  
Subdivision Clear Mountain Estates  
City Rural Foothills County  
County Foothills County  
Province Alberta  
Postal Code T0L 1T0

### Amenities

Utilities Electricity Paid For, Heating Paid For, Phone Not Available, Water Paid For  
Parking Spaces 10  
Parking Additional Parking, Double Garage Attached, Double Garage Detached, Electric Gate, Garage Door Opener, Gated, Heated Garage, Parking Pad, Paved, RV Access/Parking  
# of Garages 3

### Interior

Interior Features Ceiling Fan(s), Central Vacuum, Storage, Vaulted Ceiling(s)  
Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer  
Heating In Floor, Forced Air, Hot Water, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

Exterior Features Dog Run  
Lot Description Landscaped, Views  
Roof Asphalt Shingle  
Construction Stucco, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed June 20th, 2025

Days on Market     3  
Zoning               CR

**Listing Details**

Listing Office       CIR Realty

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