



GRASSROOTS
REALTY GROUP

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**434158 Clear Mountain Drive E
Rural Foothills County, Alberta**

MLS # A2225845



\$979,950

Division:	Clear Mountain Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	964 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Attached Carport, Covered, Drive Through, Driveway, Off		
Lot Size:	3.09 Acres		
Lot Feat:	Corner Lot, Cul-De-Sac, Dog Run Fenced In, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Cistern
Floors:	Hardwood, Laminate, Slate	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Natural Woodwork, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Wood Counters		

Inclusions: Vinyl Dog Run Fence, Garden Sheds X2, Porch Swing, Rain barrels, Driveway gates

Charming 3-Bedroom Bungalow with Stunning Mountain Views Near Okotoks Discover your private retreat in this enchanting 3-bedroom, 2-bathroom bungalow, nestled on over 3 acres of scenic land just minutes from Okotoks, with easy access via paved roads. Boasting breathtaking west-facing mountain views, this home features soaring vaulted ceilings that create a bright and airy ambiance throughout. The heart of the home is its open-concept kitchen, flooded with natural light, complete with butcher block countertops, a large island, and ample space for entertaining. The primary bedroom is a true haven, with elegant French doors opening to a wrap-around deck and a spacious patio perched above a convenient carport, perfect for soaking in the stunning sunsets. Just off the primary is a perfect space for a nursery, or a bougie walk in closet or make it your own special place - maybe a reading nook. The main level offers endless possibilities—transform it into a serene relaxation oasis, a lively games area, or your personal home gym. The 2 bedrooms and a bathroom with jetted tub offer all the amenities for family life - with feet or fur. Outside, a large shop awaits your vision, ready to serve as a workspace for projects or a haven for your toys and tools. A fenced dog run off the north side of the home, ensures a safe and secure space for your furry companions to roam amidst the property - which is also fully fenced. Surrounded by nature yet close to town, this move-in-ready bungalow blends rural charm with modern convenience. Don't miss your chance to own this slice of paradise—schedule your showing today!