



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

**MLS # A2304059**



**\$899,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	A-Frame, Acreage with Residence		
<b>Size:</b>	964 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Carport, RV Access/Parking		
<b>Lot Size:</b>	3.09 Acres		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Dog Run Fenced In, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Cistern
<b>Floors:</b>	Hardwood, Laminate, Slate	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	32-19-29-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Wood Counters

**Inclusions:** Fire Pit Outdoors, Vinyl Dog Run Fence, Garden Sheds X2, Porch Swing, Rain barrels, Driveway Gates

Escape to country living in this beautifully situated 3-bedroom, 2-bathroom bungalow set on just more than 3 acres just outside Okotoks. With paved access right to your doorstep and incredible west-facing mountain views, this property offers the perfect balance of peaceful rural living and everyday convenience. Inside, vaulted ceilings and large windows fill the home with warmth and natural light, creating an inviting and open feel throughout. The spacious kitchen is designed for both function and gathering, featuring butcher block countertops, a generous island, and plenty of room to host family and friends. The primary suite offers a peaceful escape, complete with French doors leading to a wrap-around deck and an elevated patio above the carport—an ideal place to enjoy morning coffee or unwind while watching the sunset over the mountains. Attached to the primary is a flexible bonus room that could serve as a nursery, dressing room, private office, reading space, or a dream walk-in closet. The lower level provides even more usable space and can easily be tailored to your lifestyle, whether you envision a fitness area, games room, media space, or quiet retreat. Two additional bedrooms and a bathroom with a relaxing jetted tub make this home well suited for families of all kinds. Outside, the large shop offers endless potential for hobbies, storage, projects, or workspace needs. The fully fenced property includes a dedicated dog run, making it ideal for pet owners and those who appreciate wide open outdoor space. If you’ve been looking for privacy, views, and room to live the lifestyle you want—all just minutes from town—this property is one you won’t want to miss.