



## 434072 Clear Mountain Drive Rural Foothills County Alberta

\$1,600,000

Stunning 18-Acre Estate with Panoramic Mountain Views, Geothermal Heating & Executive WorkshopWelcome to an extraordinary country retreat just minutes south of Okotoks and a short drive to Calgary -- a one-of-a-kind residence combining cutting-edge construction, elegant design, and breathtaking mountain vistas. Set on 18 serene acres along Clear Mountain Drive, this grand home showcases superior energy efficiency, exceptional craftsmanship, and room to live, work, and play.Impeccable Construction & Design.Built to impress, the home features ICF (Insulated Concrete Form) basement walls and SIP (Structural Insulated Panel) construction on the first and second floors, ensuring remarkable strength and energy efficiency. Triple-pane windows throughout the home enhance comfort and quiet. Inside, enjoy 10-foot ceilings in the grand room, 9-foot ceilings throughout the main level, and elegant coved ceilings on every floor, including the dining room and office.Elegant InteriorsThe main floor is graced with marble and hardwood flooring, a welcoming two-storey vaulted foyer, and a sunken living room warmed by a cozy gas fireplace. The spacious dining area flows into a gourmet kitchen boasting an oversized island with built-in beverage cooler, double built-in ovens, a gas cooktop, elegant crown moulding, and abundant cabinetry. A main-floor office provides an ideal workspace.Luxurious Upper LevelUpstairs, a bright and generous loft offers a retractable screen for a home theatre. The primary suite includes a four-piece ensuite bath, walk-in closet, and a private enclosed balcony framing panoramic mountain views. Two additional bedrooms share a Jack-and-Jill bath, and a convenient upper-floor laundry completes the level.Expansive Lower LevelThe basement includes a second kitchen, two more bedrooms, a finished gym, storage area, and a poured, partially completed indoor swimming p...

Primary Bedroom 22.00 Ft x 15.17 Ft

Sunroom 13.00 Ft x 9.00 Ft

Bedroom 16.83 Ft x 11.25 Ft

Bedroom 13.17 Ft x 10.08 Ft

Exercise room 16.67 Ft x 13.17 Ft

Kitchen 10.25 Ft x 9.25 Ft

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Listing Presented By:



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### RE/MAX Realty Professionals

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Bedroom	13.25 Ft x 11.00 Ft	Recreational, Games room	20.50 Ft x 15.75 Ft
Bedroom	13.17 Ft x 11.75 Ft	Storage	7.67 Ft x 4.42 Ft
Den	21.58 Ft x 20.00 Ft	Storage	5.58 Ft x 4.17 Ft
Laundry room	8.00 Ft x 5.67 Ft	Furnace	18.42 Ft x 15.08 Ft
4pc Bathroom	Measurements not available	Other	29.25 Ft x 19.08 Ft
4pc Bathroom	Measurements not available	Bedroom	12.00 Ft x 9.75 Ft
5pc Bathroom	Measurements not available		