

\$1,450,000 - 48076 Sharall Circle E, Rural Foothills County

MLS® #A2087773

\$1,450,000

6 Bedroom, 4.00 Bathroom, 2,520 sqft
Residential on 3.19 Acres

NONE, Rural Foothills County, Alberta

Over 5,000 Sq. Ft. fully developed walk- out bungalow on 3.19 acres with incredible mountain views. As you enter, you can't help but stop and take in the stunning open floor plan with dark hardwood floors and views out every window overlooking this acreage. On the main level, you'll find the formal dining room with custom sculpted artistic ceiling and plenty of room for the whole family. The living room features a stone fireplace and is flooded with natural light! The kitchen is a gourmet's dream come true: it has large eat up islands, wall oven, countertop range, stainless steel appliances, Cherry cabinets with glass features, under cabinet lighting, and a walk-in pantry. Enjoy your meals while taking in the views from the breakfast nook, which leads to a very large partially covered deck running the full length of the home. If you're looking for a place to work from home, the large office/den area has big windows to give you plenty of light and storage. The master suite is spacious enough to fit a king bed, a reading area, and all your furnishings. The master ensuite features dual sinks, a deep soaker tub, walk-in shower, enclosed water closet. The master closet is also equipped with built-in custom drawer units and custom closet organizers for all your clothing needs. There is also a 2nd large bedroom and 3 piece bath on this level. The main floor is finished off with a huge laundry area with separate sink. There are 2



oversized heated TRIPLE car garages that have plenty of room for all your toys. Both garages have a separate entrance leading to the lower level. Heading down the staircase to the lower level, you'll be welcomed by a large open area. This includes a family room, a large games/rec room perfect for a pool or ping-pong table, a full wet bar with separate island featuring under cabinet lighting, and beverage fridge. 4 more spacious bedrooms and 2 bathrooms, and a large walk-in storage closet also on the lower level. Bright and airy, thanks to the huge windows that lead out onto the covered deck. Outside, this fully fenced acreage has mature landscaping, with lots of trees and garden beds. and has those amazing MOUNTAIN VIEWS. Also included on this acreage is a 2400 sq.ft. shop with a 2-piece bathroom and built in cabinets. Attached to this is a 20 x 50 RV storage with drive through garage doors, a 20 x 50 concrete pad to the side and at the rear of the shop there is 20 x 50 covered concrete pad. This is the acreage you've been searching for - it has everything you need! It's 5 minutes to High River, 12 minutes to Okotoks, and only 25 minutes to Calgary. Don't wait - book a showing with your realtor today and come see it for yourself!

Built in 2016

Essential Information

MLS® #	A2087773
Price	\$1,450,000
Sold Price	\$1,460,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,520
Acres	3.19
Year Built	2016

Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	48076 Sharall Circle E
Subdivision	NONE
City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1V 1N1

Amenities

Parking Spaces	6
Parking	220 Volt Wiring, Additional Parking, Aggregate, Asphalt, Covered, Driveway, Electric Gate, Garage Door Opener, Oversized, Parking Pad, Quad or More Attached, RV Access/Parking, RV Garage

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Covered Courtyard, Lighting, Private Yard, Storage
Lot Description	Cul-De-Sac, Low Maintenance Landscape, Gentle Sloping, Landscaped, Open Lot, See Remarks

Roof	Asphalt
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2023
Date Sold	November 6th, 2023
Days on Market	14
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 FOOTHILLS REAL ESTATE
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