



48079 Sharall Circle Rural Foothills County Alberta

\$1,250,000

This 2,578 sq. ft. fully developed bungalow is situated on a gorgeous 4.45-acre setting and is only minutes from both High River and Okotoks, with easy paved access to Hwy 2. The main floor is expansive and open, with high ceilings, large windows that showcase the incredible views, and real hardwood flooring throughout. This level features a formal dining room, a living room with a gas fireplace framed by built-in cabinets on both sides, and a beautiful chef's kitchen with granite counters, an island, breakfast bar, and high-end appliances. The primary suite is spacious and includes a large walk-in closet and a 5-piece ensuite with electric in-floor heat, separate his-and-hers vanities, a custom full-tile walk-in shower, and a jacuzzi soaker tub. The attached den offers many options, from a home office to a private living room, and has access to the west-facing deck with incredible mountain views, providing peace and tranquility. Also on this level is an excellent-sized laundry room that connects to the kitchen through the large walk-through pantry, there is also a convenient 2-piece bathroom located at the entrance to the triple heated garage, which is large enough to fit full-sized trucks. The fully developed walk-out basement features in-floor heat, a massive 34' x 31' rec room with a gas fireplace, two additional bedrooms, a 4-piece bathroom, a spacious bar with an island, and a theatre room --perfect for entertaining. The bonus room could be used for many purposes and has direct access to the covered patio. High-end executive finishes are evident throughout this home. Extras include central A/C, a high-efficiency hot water system and furnace, in-floor heat, a 200-amp panel, a hot tub, and a separate entrance to the basement through the garage. The drilled well offers plenty of good quality water that was last tested at 12 gpm. The property is fully fenced with...

4pc Bathroom 9.25 Ft x 9.00 Ft
Bedroom 13.58 Ft x 13.00 Ft
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Bonus Room 15.92 Ft x 13.83 Ft

5pc Bathroom 18.00 Ft x 14.33 Ft
Breakfast 15.83 Ft x 13.17 Ft
Den 14.67 Ft x 14.08 Ft
Dining room 16.75 Ft x 12.08 Ft

Listing Presented By:



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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Recreational, Games room 34.75 Ft x 31.17 Ft

Storage 6.50 Ft x 5.00 Ft

Media 21.58 Ft x 13.17 Ft

Furnace 13.58 Ft x 8.83 Ft

2pc Bathroom 6.00 Ft x 5.50 Ft

2pc Bathroom 5.42 Ft x 4.92 Ft

Foyer 9.17 Ft x 5.92 Ft

Kitchen 16.58 Ft x 13.08 Ft

Laundry room 18.17 Ft x 14.17 Ft

Living room 16.92 Ft x 14.33 Ft

Pantry 10.00 Ft x 7.08 Ft