

\$1,250,000 - 48079 Sharall Circle E, Rural Foothills County

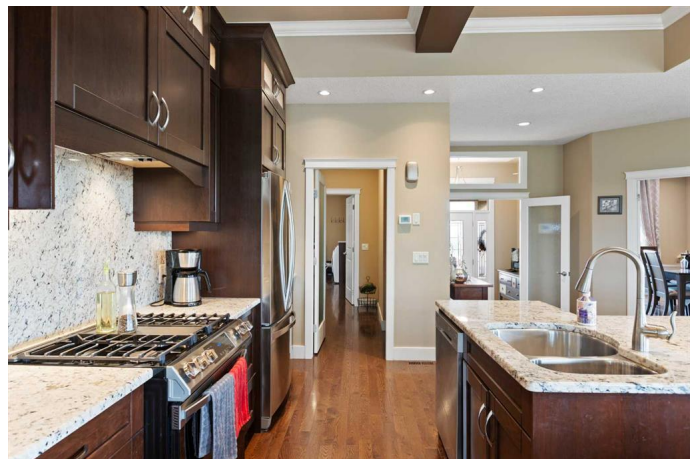
MLS® #A2251078

\$1,250,000

3 Bedroom, 4.00 Bathroom, 2,579 sqft
Residential on 4.45 Acres

NONE, Rural Foothills County, Alberta

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 pole fencing and beautifully landscaped with mature trees and gardens, offering unmatched views from both the east- and west-facing outdoor spaces. This original-owner home truly has everything you could want and more. Please click the multimedia link to see the interactive 3D tour, floor plans, and photo gallery.

Built in 2014

Essential Information

MLS® #	A2251078
Price	\$1,250,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,579
Acres	4.45
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	48079 Sharall Circle E
Subdivision	NONE

City	Rural Foothills County
County	Foothills County
Province	Alberta
Postal Code	T1V 1P6

Amenities

Parking Spaces	6
Parking	Driveway, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversized, RV Access/Parking, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Tray Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Garden, Private Yard
Lot Description	Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	12
Zoning	CR

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.