



530155 88 Street E
Rural Foothills County, Alberta

MLS # A2323884



\$1,575,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,790 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Gravel Driveway, Heated Garage, Insulated, Oversized, Triple Garage Attach		
Lot Size:	3.60 Acres		
Lot Feat:	Landscaped, Lawn, Level, No Neighbours Behind, Views		

Heating:	In Floor, Forced Air, See Remarks	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	35-18-29-W4
Exterior:	Cement Fiber Board	Zoning:	CR
Foundation:	Poured Concrete, Slab	Utilities:	Electricity Connected, Natural Gas Connected, High S
Features:	Bar, Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	N/A		

****You know the house.**** The black one. The one you've driven past a hundred times and thought, ****What does the inside look like?*** The one you've slowed down for. The one you've crept on from the road. The one you've probably talked about over dinner. Well... today your curiosity finally pays off. And somehow, the inside is even cooler than the outside. Originally built in 1997, this home has been completely transformed through an extensive renovation and expansion into something that belongs on the cover of a design magazine. Every inch has been thoughtfully reimagined, from the soaring vaulted ceilings and dramatic wood accents to the custom finishes that make each room feel like its own masterpiece. The kitchen? Dangerous. Because once you cook in here, every other kitchen will disappoint you. A professional gas range, stunning built-ins, statement lighting, and enough style to make your guests casually ask, "So... who designed this place?" The primary suite is less "bedroom" and more "boutique hotel you'll never want to leave," complete with custom closet storage, a gorgeous spa-inspired ensuite, and private access to the deck. But let's address the room that's about to steal the entire show. The sunroom. Calling it a sunroom is honestly underselling it. It's part entertaining space, part outdoor kitchen, part vacation, and 100% where every birthday, hockey game, family dinner, and random Tuesday night ends up happening. Vaulted wood ceilings, walls of windows, bar seating, a built-in Blackstone... you'll start inventing reasons to invite people over. And then there's the garage. Three bays. Extra height for lifts. Enough room for the vehicles, the toys, the workshop, the gym, and probably that project you've been promising yourself you'd start for five years. If you're a car enthusiast, this might actually become your favourite room

in the house. Downstairs keeps the momentum going with a private theatre room, sleek bar, two additional bedrooms, and space that was designed to be enjoyed rather than simply occupied. All of this sits on 3.6 stunning acres that give you the breathtaking mountain views you've always wanted without sacrificing convenience. It's so close to town, the kids could ride their bikes to school! Here's the problem with this property: once you walk through it, every other house starts feeling a little... ordinary. So if you've ever wondered what life would be like inside the famous black house, it's time to stop wondering and book the showing. Fair warning: you're probably not going to want to leave.