

# \$2,181,818 - 71 Artist View Pointe, Rural Rocky View County

MLS® #A2209724

**\$2,181,818**

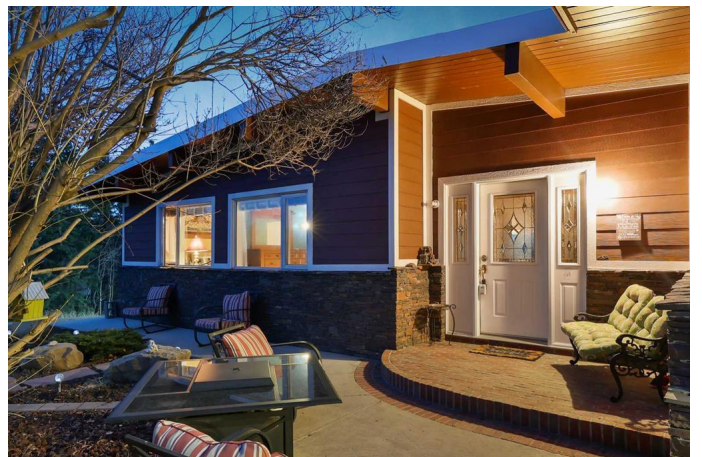
4 Bedroom, 3.00 Bathroom, 1,923 sqft  
Residential on 2.00 Acres

NONE, Rural Rocky View County, Alberta

Panoramic Mountain Views | Heated Indoor Salt Water Pool + Hot Tub | Walkout Bungalow in Springbank's Artist View Pointe

Welcome to a truly rare gem in the prestigious community of Artist View Pointe where tranquility meets convenience, just minutes from West Springs, Aspen Landing, top-rated schools, and endless recreation.

This expansive walkout bungalow offers nearly 5,000 sq ft of meticulously designed living space with 4 spacious bedrooms and 3 bathrooms. A separate entrance leads to a private illegal suite, perfect for extended family or generating rental income. Set on a serene and private lot with unobstructed panoramic mountain views, this home is the definition of a dream retreat. Step into a grand foyer with slate flooring and oak hardwood throughout the main level. The sun-drenched living room is anchored by a dramatic, floor-to-ceiling, two-sided wood-burning stone fireplace and soaring ceilings with exposed steel beams wrapped in rich mahogany wood framing breathtaking views through the new triple-pane windows. At the heart of the home lies a chef's kitchen featuring new stainless-steel appliances, under-cabinet lighting, bar seating for the whole family, a cozy breakfast nook, and a formal dining area. Just off the kitchen, step out onto a spacious BBQ deck, newly finished with low-maintenance composite decking making



outdoor cooking and entertaining a breeze.

The primary suite is a private sanctuary with a luxurious 5-piece ensuite, a generous walk-in closet, a cedar storage closet, and access to a stunning sunroom that connects to both a party-sized front deck and a peaceful side deck—ideal for morning coffee or sunset views.

The walkout lower level offers incredible versatility: a spacious guest bedroom, home office, second kitchen, inviting living room with its own floor-to-ceiling, two-sided wood-burning stone fireplace, laundry room with ample storage cabinets and a sink.

Laundry room leads to a huge cold storage room for added convenience. But the true showstopper? A refinished heated indoor saltwater pool with brand-new equipment and a new hot tub—wrapped in windows for year-round enjoyment and natural light that floods the space. Additional highlights include a heated triple oversized attached garage, three sheds (including a custom-built one that matches the home), a secluded fire pit area, and a whimsical two-story playhouse nestled in the trees. Don't miss your chance to own this one-of-a-kind sanctuary—a seamless blend of luxury, space, and nature in one of Springbank's most coveted communities. CHECK OUT THE VIDEO VIRTUAL TOUR LINK!

Built in 1958

### Essential Information

MLS® #	A2209724
Price	\$2,181,818
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,923
Acres	2.00

Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### **Community Information**

Address	71 Artist View Pointe
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3N3

### **Amenities**

Utilities	Cable Connected, Electricity Connected, Garbage Collection, High Speed Internet Available, Natural Gas Connected, Phone Connected, Water Available
Parking	Driveway, Heated Garage, Oversized, Triple Garage Attached, Front Drive
# of Garages	3
Has Pool	Yes

### **Interior**

Interior Features	Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Laminate Counters, Open Floorplan, Quartz Counters, Separate Entrance, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Gas Cooktop, Garburator, Other
Heating	Boiler, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Double Sided, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out, Exterior Entry

### **Exterior**

Exterior Features	BBQ gas line, Private Yard, Storage, Fire Pit, Lighting, Rain Gutters
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Lot Description	Landscaped, Lawn, Many Trees, Private, See Remarks, Treed
Roof	Tar/Gravel
Construction	Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 14th, 2025
Days on Market	23
Zoning	R-CRD

### **Listing Details**

Listing Office	The Real Estate District
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