

# \$1,699,000 - 71 Artist View Pointe, Rural Rocky View County

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MLS® #A2240161

**\$1,699,000**

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

NONE, Rural Rocky View County, Alberta

Panoramic Mountain Views | Walkout  
Bungalow in Springbank's Artist View  
Pointe

Whether you envision a full-scale renovation or prefer to start fresh, this property offers the perfect canvas to create your absolute dream home or custom estate.

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 brand-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, and a laundry room with ample storage, a sink, and a huge cold room for added storage. A bright and open recreational wing includes a refinished indoor pool with all-new equipment and a new hot tub complete with a hydraulic lift for ease of use—all surrounded by windows for abundant natural light and year-round enjoyment.

Additional highlights include a heated triple oversized attached garage, a custom-built shed that matches the home, a secluded firepit area, and a whimsical two-story playhouse nestled in the trees.

Don't miss this exceptional opportunity in one of Springbank's most coveted communities—a private retreat offering space, serenity, and endless potential.

Built in 1958

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2240161                         |
| Price          | \$1,699,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,923                            |
| Acres          | 2.00                             |
| Year Built     | 1958                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| 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    | Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Connected, Cable Connected, High Speed Internet Available, Water Available |
| Parking      | Driveway, Front Drive, Heated Garage, Oversized, Triple Garage Attached                                                                            |
| # 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, Garburator, Gas Cooktop, Other                                                                                                                                                                                                                                                                                                            |

|                 |                                                 |
|-----------------|-------------------------------------------------|
| Heating         | Boiler, In Floor                                |
| Cooling         | None                                            |
| Fireplace       | Yes                                             |
| # of Fireplaces | 2                                               |
| Fireplaces      | Stone, Wood Burning, Double Sided               |
| Has Basement    | Yes                                             |
| Basement        | Exterior Entry, Finished, Full, Suite, Walk-Out |

## Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Lighting, Private Yard, Rain Gutters, Storage |
| 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    | July 16th, 2025 |
| Days on Market | 37              |
| Zoning         | R-CRD           |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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