

\$2,159,000 - 71 Artist View Pointe, Rural Rocky View County

MLS® #A2209724

\$2,159,000

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 | \$2,159,000 |
| 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, Cable Connected, Garbage Collection, High Speed Internet Available, Phone Connected, Water Available |
| Parking | Driveway, Front Drive, Heated Garage, Triple Garage Attached, Oversized |
| # of Garages | 3 |
| Has Pool | Yes |

Interior

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

Exterior

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

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 14th, 2025 |
| Days on Market | 34 |
| Zoning | R-CRD |

Listing Details

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

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