

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

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

## Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, 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), Beamed Ceilings, Ceiling Fan(s)
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Appliances	Built-In Oven, Garburator, Gas Cooktop, Other
Heating	Boiler, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning, Double Sided, Stone
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, Private, See Remarks, Treed, Many Trees
Roof	Tar/Gravel
Construction	Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 16th, 2025
Days on Market	20
Zoning	R-CRD

## Listing Details

Listing Office	The Real Estate District
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