

# \$1,749,000 - 71 Artist View Pointe, Rural Rocky View County

MLS® #A2240161

**\$1,749,000**

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

OPEN HOUSE JULY 19TH NOON TILL 3PM.  
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 woodâ€™ framing breathtaking views through brand-new triple-pane windows.

At the heart of the home lies a chefâ€™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 deckingâ€™ 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 deckâ€™ 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 useâ€™ 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.

Donâ€™t miss this exceptional opportunity in one of Springbankâ€™s most coveted communitiesâ€™ a private retreat offering

space, serenity, and endless potential.

Built in 1958

**Essential Information**

MLS® #	A2240161
Price	\$1,749,000
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	Cable Connected, Electricity Connected, Garbage Collection, High Speed Internet Available, Natural Gas Connected, Phone Connected, Water Available
Parking	Driveway, Front Drive, Heated Garage, Oversized, Triple Garage Attached
# 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,
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	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
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, Storage, Rain Gutters
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
Zoning	R-CRD

## Listing Details

Listing Office	The Real Estate District
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