

\$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,
-------------------	---

	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
Days on Market	2
Zoning	R-CRD

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.