

\$2,181,818 - 71 Artist View Pointe, Rural Rocky View County

MLS® #A2209724

\$2,181,818

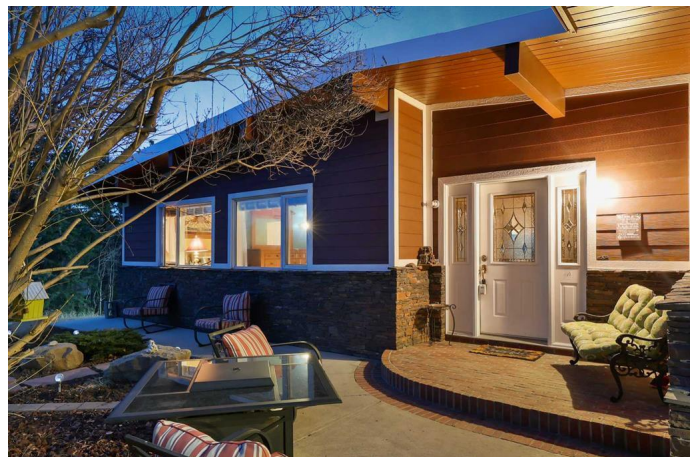
4 Bedroom, 3.00 Bathroom, 1,923 sqft
Residential on 2.00 Acres

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	\$2,181,818
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, Garbage Collection, High Speed Internet Available, Natural Gas Connected, Phone Connected, Water Available
Parking	Driveway, Heated Garage, Oversized, Triple Garage Attached, Front Drive
# 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, Gas Cooktop, Garburator, Other
Heating	Boiler, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Double Sided, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out, Exterior Entry

Exterior

Exterior Features	BBQ gas line, Private Yard, Storage, Fire Pit, Lighting, 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	April 14th, 2025
Days on Market	17
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.