

# \$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
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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	29
Zoning	R-CRD

### **Listing Details**

Listing Office	The Real Estate District
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