

# \$1,649,000 - 71 Artist View Pointe, Rural Rocky View County

---

MLS® #A2240161

**\$1,649,000**

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	\$1,649,000
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, Heated Garage, Oversized, Front Drive, Triple Garage Attached
# of Garages	3
Has Pool	Yes

## Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Open Floorplan, Quartz Counters, Separate Entrance, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Bookcases, Chandelier, Laminate Counters
-------------------	--

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	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, Many Trees, Private, See Remarks, Treed
Roof	Tar/Gravel
Construction	Concrete, Wood Frame, Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 16th, 2025
Days on Market	61
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.