



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

## 71 Artist View Pointe Rural Rocky View County, Alberta

**MLS # A2240161**



**\$1,649,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,923 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Driveway, Front Drive, Heated Garage, Oversized, Triple Garage Attached		
<b>Lot Size:</b>	2.00 Acres		
<b>Lot Feat:</b>	Landscaped, Lawn, Many Trees, Private, See Remarks, Treed		

<b>Heating:</b>	Boiler, In Floor	<b>Water:</b>	Cistern
<b>Floors:</b>	Hardwood, Laminate, Slate, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	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)		
<b>Inclusions:</b>	Refrigerator x 2, Dishwasher x 2, Microwave x 2, Built-In Oven, Gas Cook Top, Garburator, Firepit, Playhouse, Vacu Flo + Attachments (as is)		

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.