



**74 Artists View Drive**  
**Rural Rocky View County, Alberta**

**MLS # A2301712**



**\$2,650,000**

<b>Division:</b>	Artist View Park E		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	3,408 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Heated Garage, Paved, Triple Garage Attached		
<b>Lot Size:</b>	2.00 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn, Many Trees, Paved		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Garage door opener (3), garage door remote (2), central vacuum with attachments.

Perched on one of the most picturesque view lots in the area, this remarkable 5,497 total sq ft walkout bungalow home offers a rare opportunity to enjoy country privacy just minutes to Calgary and only 20 minutes to downtown. With quick access to shopping, restaurants & Stoney Trail, you can enjoy modern convenience without compromising the peace & charm of rural living. Built in an era when craftsmanship mattered and thoughtfully renovated over the years, this home beautifully blends timeless character with carefully selected modern updates. Follow the paved driveway to the heated triple car garage & appreciate the abundance of parking. Step inside and take a moment to absorb what surrounds you. From the new tile in the entrance & kitchen to the carefully curated finishes throughout, every detail has been considered. As you make your way to the main level, the views immediately take centre stage. The living room invites you to sit & stay awhile, offering breathtaking Rocky Mountain views, sweeping river valley vistas & unforgettable sunsets. The kitchen is positioned perfectly as the heart of the home, with views in every direction. Featuring Bosch appliances including a gas cooktop and warming drawer, it is a space designed for both everyday living & entertaining. The generous dining area ensures there is plenty of space for good food & good conversation. The family room is anchored by a striking wood burning fireplace that extends from the basement to the ceiling, creating warmth & presence throughout the home. A versatile bedroom on this level is ideal for a child's room or a private home office. The main floor also offers a beautifully designed laundry room and a well appointed three piece bathroom for guests. The primary suite is exactly what you would hope for. Wake up to incredible views each morning and unwind in a space designed for

comfort. The large walk-in closet offers ample storage, while the ensuite features a deep soaker tub, double sinks & a grand jetted shower. Notice the adorable ladder? Peek into the loft and let your imagination run wild, ideal for study, meditation, or a quiet retreat. The lower level continues to impress. A bright front flex room sits at grade level, adding to the functional living space. Three additional large bedrooms share two full bathrooms, while a generous games room and gym provide flexibility for growing families. With three brand new furnaces, shingles replaced in 2025 & two newer hot water tanks, and many other upgrades, this home is truly move in ready. Outdoor living spaces surround the home with endless possibilities, whether you envision a garden, a hockey rink or a place for a friendly family game of football. The school bus picks up at the end of the driveway, taking kids to the best public and private schools Calgary has to offer. A property like this is rarely offered, combining unforgettable views, thoughtful updates & an unbeatable location close to the city yet a world away.