



GRASSROOTS
REALTY GROUP

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

230 Artists View Way
Rural Rocky View County, Alberta

MLS # A2112954



\$1,688,000

Division:	Artist View Park W		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,565 sq.ft.	Age:	1979 (45 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	2.00 Acres		
Lot Feat:	Back Yard, No Neighbours Behind, Many Trees, Private, Treed, Views		

Heating:	Forced Air, Natural Gas	Water:	Shared Well
Floors:	See Remarks	Sewer:	Septic Field, Septic Tank
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	30-24-2-W5
Exterior:	Brick	Zoning:	CAL
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, High Ceilings, Natural Woodwork, Open Floorplan, See Remarks, Vaulted Ceiling(s)		

Inclusions: N/A

Perched majestically above the serene Springbank Valley, this property is a sanctuary of tranquility, offering panoramic mountain views and the allure of countryside living at its finest. Get ready to embark on the ultimate renovation journey and transform this mid century gem into your dream country side retreat(build plans included along with current home and land) With a sprawling 5500 sqft of living quarters filled with potential, this solid home is a blank canvas awaiting your creative touch. Imagine waking up to the stunning vistas framed by expansive windows and soaring open beam ceilings, creating a sense of awe-inspiring spaciousness. Step inside to discover a wealth of possibilities on the main level, featuring a large kitchen, a cozy dining area, a welcoming living room, and two serene bedrooms, including a primary suite with 5pc ensuite. Descend to the lower level to uncover three additional bedrooms, additional 4 pc bath, and office space, promising ample room for both relaxation and productivity. Conveniently located just a stone's throw away from Upper Westside Amenities and a short drive from the majestic mountains, this property offers the perfect blend of rural tranquility and urban convenience. Don't just imagine your dream home—bring it to life in this breathtaking mountain haven! Contact us today to seize this incredible opportunity and embark on your renovation adventure. Your mountain view paradise awaits!