



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2210630**



# \$1,850,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	3,286 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Driveway, Front Drive, Heated Garage, Oversized, Quad or More Detached		
<b>Lot Size:</b>	2.07 Acres		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Lawn, Many Trees, Treed, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** 2nd Refrigerator, 2nd Oven, 2nd Dishwasher, 2nd A/C Unit, Pool Table (with accessories incl. rack, scoreboard, balls, cues), Dart Board, Yard Tools (list in supplements). Hot Tub ( as is)

Nestled in the highly sought-after community of Artists View, this exceptional Walkout 1.5-storey home blends timeless charm with modern comfort and tranquility. Situated on a beautifully Treed Lot in a peaceful cul-de-sac with sweeping Mountain Views, this residence is thoughtfully designed for everyday living and entertaining with over 5700 sq ft of living space! A spacious vaulted foyer welcomes you into the sun-drenched living area, where large west-facing windows and a cozy gas fireplace create a warm, inviting ambiance. Adjacent is an elegant dining space, perfect for hosting family and friends. At the heart of the home, the chef's kitchen boasts soaring ceilings, a large island, double ovens, Miele dishwasher, Sub-Zero fridge, built in desk, and abundant custom oak cabinetry. It flows into a bright breakfast nook and cozy den with a wood-burning fireplace, wet bar, and access to a wrap-around west-facing deck with awnings and Phantom screens—ideal for year-round enjoyment. Off the kitchen are two walk-in pantries, a laundry area with built-in sewing/desk nook, a 3-piece bath, and access to the Heated Five-car Garage. A second staircase to the lower level adds to the home's thoughtful layout. A private main floor office with custom built-ins offers a perfect workspace for remote professionals or hobbyists. The luxurious main floor primary suite is a true retreat with private balcony access, a walk-in closet, and a spa-like 5-piece ensuite featuring a soaking tub, dual vanities, and steam shower (as-is). Upstairs, two generously sized bedrooms each have private ensuites, walk-in closets, and shared balcony access—perfect for taking in breathtaking mountain and sunset views. The fully developed walkout lower level is designed for entertaining and relaxation. It features a bright recreation room with a wood stove, full

kitchenette, wet bar, an additional bedroom, and a full bathroom. Enjoy the included pool table, dart board area, and hot tub room with outdoor access. Ample storage and utility space make day-to-day living effortless. Additional highlights include three furnaces (2018), durable clay tile roof, and low-maintenance stucco and brick exterior—enhancing long-term value and curb appeal. Outside, the professionally landscaped yard is a true oasis with expansive decks and patios, mature trees, and a fire pit area. The oversized heated garage and large driveway offer ample space for vehicles, RVs, boats, and gear. Just minutes from top-rated Springbank schools, Edge School, Bingham Crossing, and Calgary, this extraordinary property offers the perfect blend of privacy, luxury, and convenience. Don't miss your opportunity to own this one-of-a-kind property offering a serene retreat in the heart of Springbank.