

\$1,850,000 - 31 Artist View Pointe, Rural Rocky View County

MLS® #A2210630

\$1,850,000

4 Bedroom, 6.00 Bathroom, 3,286 sqft
Residential on 2.07 Acres

NONE, Rural Rocky View County, Alberta

****OPEN HOUSE - Sun Apr 27**

(2-4pm)**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 accessâ€”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 exteriorâ€”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.

Donâ€™t miss your opportunity to own this one-of-a-kind property offering a serene retreat in the heart of Springbank.

Built in 1992

Essential Information

MLS® #

A2210630

Price	\$1,850,000
Bedrooms	4
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,286
Acres	2.07
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

Community Information

Address	31 Artist View Pointe
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3N3

Amenities

Parking Spaces	10
Parking	Heated Garage, Driveway, Front Drive, Oversized, Quad or More Detached
# of Garages	5

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Bar, Built-in Features, Chandelier, Jetted Tub, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Oven, Refrigerator, Window Coverings, Induction Cooktop
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Living Room, Wood Burning, Dining Room, Recreation Room

Has Basement	Yes
Basement	Finished, Full, Walk-Out, Exterior Entry, Suite

Exterior

Exterior Features	Balcony, Private Yard, Fire Pit, Uncovered Courtyard
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Lawn, Treed, Many Trees, Views
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2025
Days on Market	16
Zoning	R-CRD

Listing Details

Listing Office	eXp Realty
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