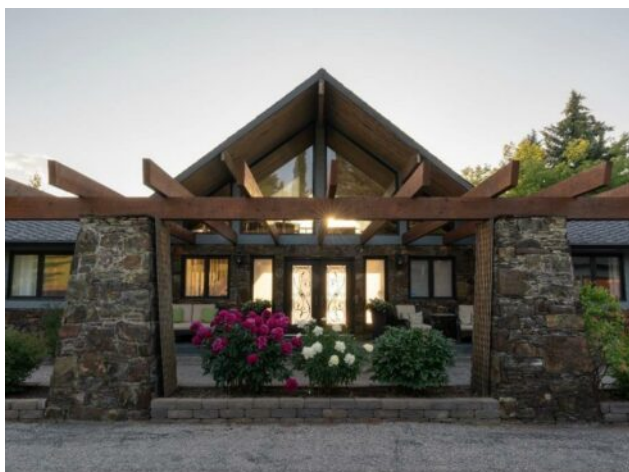


188 Artists View Way  
Rural Rocky View County, Alberta

MLS # A2241493

**\$3,890,000**



<b>Division:</b>	Artist View Park W		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	3,575 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Triple Garage Attached, Triple Garage Detached		
<b>Lot Size:</b>	2.00 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Post & Beam	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Steam Room		
<b>Inclusions:</b>	N/A		

This fully renovated hillside ranch bungalow blends rustic character with modern luxury—featuring a walkout basement, panoramic mountain views, and an oversized 6-car garage, all just minutes from city amenities. The main level offers soaring 22' cedar ceilings and picture windows that flood the space with natural light, a dramatic stone wood-burning fireplace, and rich custom woodwork throughout. The chef's kitchen is equipped with high-end appliances, a copper range hood, granite countertops, large island with seating, custom cabinetry, and a cozy breakfast nook with built-in bench and fireplace. Host with ease in the formal dining room, which opens directly to an outdoor patio dining area overlooking your beautifully landscaped outdoor living space designed to capture the mountain vistas. The bright and spacious master suite features a fireplace, spa-inspired ensuite with in-floor heating, and a massive walk-in closet. Two additional large bedrooms, a sunlit upper loft, private home office with coffered ceilings, and a spacious laundry/mudroom with custom cabinetry complete the main floor. The fully finished walkout basement includes a fourth bedroom with a private living area and ensuite, a large rec/rumpus room, bar/kitchenette, two additional family rooms, a fireplace, steam shower, and extensive custom storage. Two dedicated mechanical rooms house 4 hot water heaters, 3 furnaces, 2 A/C units, and ample storage. Additional upgrades include sound-reducing insulation, Armourshake shingles, a paved driveway, chain-link fenced yard, mature landscaping, and multiple private outdoor retreats. Other highlights: over 7029sq ft of finished living space, 4 fireplaces, hardwood and tile flooring throughout, integrated security system, and an oversized 6-car garage with workshop potential. Enjoy peaceful country living

with urban convenience&mdash;just minutes to Stoney Trail, hospitals, schools, shopping, horse boarding facilities and quick access to Banff and Kananaskis. A truly special property&mdash;unique in scale, design, and setting.