

**71 Artist View Pointe  
Rural Rocky View County, Alberta**

**MLS # A2283389**

**\$1,599,000**



<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Acreage with Residence, Bungalow	
<b>Size:</b>	1,923 sq.ft.	<b>Age:</b> 1958 (68 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 3
<b>Garage:</b>	Concrete Driveway, Driveway, Front Drive, Heated Garage, Oversized, RV Access	
<b>Lot Size:</b>	2.00 Acres	
<b>Lot Feat:</b>	Landscaped, Lawn, Many Trees, Private, See Remarks, Treed	

<b>Heating:</b>	Boiler, In Floor, Natural Gas	<b>Water:</b>	Cistern
<b>Floors:</b>	Hardwood, Laminate, Slate, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Laminate Counters, Open Floorplan, Quartz Counters, Separate Entrance, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Note - Refrigerator x 2, Dishwasher x 2, Microwave x 2. Garborator, Firepit, Playhouse. Vacu Flo + Attachments (as is)		

Set on a serene, private lot with unobstructed mountain views, this exceptional walkout bungalow offers timeless design, generous space, and the opportunity to make it your own—all within one of Springbank's most sought-after communities, just minutes from West Springs, Aspen Landing, top schools, and recreation. Offering nearly 5,000 sq ft of living space, the home features 4 bedrooms, 3 bathrooms, and a separate-entry illegal suite, ideal for extended family or added flexibility. The main level showcases slate and oak hardwood flooring, soaring ceilings with exposed mahogany-wrapped beams, and a dramatic floor-to-ceiling, two-sided wood-burning stone fireplace framed by expansive triple-pane windows. The chef's kitchen includes stainless steel appliances, ample seating, a breakfast nook, and formal dining, with easy access to a spacious composite BBQ deck—perfect for entertaining while enjoying the mountain backdrop. The primary suite is a private retreat with a 5-piece ensuite, walk-in closet, cedar storage, and a sunroom opening to multiple outdoor decks;ideal for morning coffee or evening sunsets. The walkout lower level offers excellent versatility with a guest bedroom, office, second kitchen, inviting living room with a matching stone fireplace, and a recreation wing featuring a refinished indoor pool and hot tub, surrounded by windows for year-round enjoyment. Additional highlights include a heated triple oversized garage, custom matching shed, firepit area, and a charming two-story playhouse nestled among the trees. A rare offering combining privacy, views, and the flexibility to personalize a truly timeless home in one of Springbank's most prestigious enclaves.