

# \$3,690,000 - 188 Artists View Way, Rural Rocky View County

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MLS® #A2241493

**\$3,690,000**

4 Bedroom, 5.00 Bathroom, 4,030 sqft  
Single Family on 2.00 Acres

Artist View Park W, Rural Rocky View County,  
Alberta

Truly a rare find, this spectacular hillside bungalow in the prestigious community of Artists View blends rustic character with modern luxury. Homes in this community do not often come up for sale and this recently fully renovated bungalow features a walkout basement, panoramic mountain views, stunning sunsets, two 3-car garages and exceptional privacy—all while being 5 minutes from the western edge of the city. This established cul de sac is 5 minutes to Hwy 1 or Stoney Trail, 20 minutes to the University, Foothills Hospital, downtown, 45 minutes to Canmore and 1 hour to Banff. The main level offers soaring 22'™ cedar ceilings and picture windows that flood the space with natural light, a dramatic stone wood-burning fireplace, rich custom woodwork throughout and a bedroom wing with 3 large bedrooms. The chef's™ kitchen is equipped with high-end appliances, a custom 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 large laundry/mudroom with custom cabinetry complete the main floor. The fully finished walkout basement includes a Nanny/in-law suite that has the fourth bedroom with a private living area and ensuite. A large rec/rumpus room, bar/kitchenette, two additional family rooms, another wood burning fireplace, steam shower, and extensive custom storage finishes off the walkout. Two dedicated mechanical rooms house 4 hot water heaters, 3 furnaces, 2 A/C units, and ample storage. Additional upgrades include sound-reducing insulation, Armour shingle shingles, a paved driveway, fully fenced chain-link yard, mature landscaping, and multiple private outdoor retreats. Other highlights: over 7800+sq ft of finished living space, 4 fireplaces, hardwood and tile flooring throughout, integrated security system, and a beautifully landscaped yard with underground sprinkler/irrigation system. Enjoy peaceful country living with urban convenience—just minutes to city amenities, top public and private schools, horse boarding and the mountains. A truly special property—unique in scale, design, and setting. (id:6289)

Built in 1979

Essential Information

Listing #	A2241493
Price	\$3,690,000
Bedrooms	4
Bathrooms	5.00
Half Baths	2
Square Footage	4,030
Acres	2.00
Year Built	1979
Type	Single Family

Sub-Type	Freehold
Style	Bungalow

## Community Information

Address	188 Artists View Way
Subdivision	Artist View Park W
City	Rural Rocky View County
Province	Alberta
Postal Code	T3Z3N1

## Amenities

Amenities	Schools, Shopping
Features	Treed, Other, Closet Organizers, No Smoking Home
Parking	Attached Garage, Detached Garage
# of Garages	6
View	View

## Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Wine Fridge, Oven, Microwave, Washer & Dryer
Heating	Natural gas Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	4
# of Stories	1
Has Basement	Yes
Basement	Walk out

## Exterior

Exterior Features	Fruit trees, Landscaped
Foundation	Poured Concrete

## Listing Details

Listing Office	Sotheby's International Realty Canada
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