

# \$1,695,000 - 31 Artist View Pointe, Rural Rocky View County

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MLS® #A2225094

**\$1,695,000**

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

Springbank, Rural Rocky View County, Alberta

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 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.

Built in 1992

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | A2225094    |
| Price  | \$1,695,000 |

|                |                                           |
|----------------|-------------------------------------------|
| 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          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 31 Artist View Pointe   |
| Subdivision | Springbank              |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3Z 3N3                 |

### Amenities

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

### Interior

|                   |                                                                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior 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 |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Induction Cooktop, Oven, Refrigerator, Window Coverings                                                                                                                  |
| 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                      Exterior Entry, Finished, Full, Suite, Walk-Out

**Exterior**

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

**Additional Information**

Date Listed              May 27th, 2025  
Days on Market        21  
Zoning                    R-CRD

**Listing Details**

Listing Office            eXp Realty

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