



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

188 Artists View Way
Rural Rocky View County, Alberta

MLS # A2241493



\$3,890,000

Division:	Artist View Park W		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	4,030 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Triple Garage Attached, Triple Garage Detached		
Lot Size:	2.00 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Co-operative
Floors:	Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Post & Beam	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	-

Features: 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

Inclusions: N/A

This fully renovated hillside ranch bungalow blends rustic character with modern luxury—featuring a walkout basement, panoramic mountain views, and two 3-car garages, 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 a beautifully landscaped yard with underground sprinkler/irrigation system. Enjoy peaceful country living with urban

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