



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

188 Artists View Way W
Rural Rocky View County, Alberta

MLS # A2342173



\$3,349,000

Division:	Artist View Park W		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	4,034 sq.ft.	Age:	1979 (47 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:	Full	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:	Dishwasher x2, Bar Fridge x2		

There are homes with mountain views, and then there are homes where the mountains become part of everyday life. Perched high above the valley in the exclusive hillside community of Artists View West, this architecturally significant walkout bungalow displays uninterrupted panoramic views of the Rocky Mountains in a setting where privacy, nature, and timeless design exist in perfect harmony. Quietly tucked away, yet only 20 minutes from downtown Calgary and less than an hour from Canmore and Banff, this is a location that feels wonderfully removed from the pace of the city without ever sacrificing convenience. Originally inspired by mid-century architecture and thoughtfully reimaged for modern living, the home offers more than 7,800 square feet of beautifully curated living space where every room has been designed to embrace the landscape beyond. Soaring 22-foot cedar ceilings, dramatic walls of glass, rich custom millwork, and a striking stone wood-burning fireplace create interiors that are both sophisticated and welcoming. At the heart of the home, the chef's kitchen effortlessly balances beauty and function with premium appliances, bespoke cabinetry, granite countertops, an oversized island, and a sculptural copper range hood. A fireside breakfast nook invites slow mornings, while the formal dining room flows seamlessly onto expansive terraces where sunsets over the Rockies become an evening ritual. The thoughtfully designed floor plan offers exceptional flexibility for families, multigenerational living, or long-term guests with separate living quarters in the lower level. The private main-floor primary bedroom is a peaceful retreat featuring its own fireplace, a spa-inspired bath with heated floors, and an expansive dressing room. The fully developed walkout level extends the home's versatility with generous recreation spaces, a second wood-burning fireplace, wet

bar with kitchenette, steam shower, an additional bedroom with ensuite, and abundant storage. Outside, fully fenced mature landscaping, underground irrigation, and multiple terraces create private outdoor living spaces that celebrate the home's extraordinary setting. Two separate triple garages, Armour Shake roofing, integrated security, three furnaces, two air conditioning systems, four hot water tanks, and two mechanical rooms reflect the same commitment to quality found throughout the residence. Homes of this architectural significance in Artists View West are seldom available. Defined by remarkable craftsmanship, extraordinary scale, and mountain views that will never grow old, this is a residence designed to be experienced as much as admired. School bus pickup for both private and public located at the top of the driveway.