

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

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 | Dining Room, Gas, Living Room, Recreation Room, Wood Burning |
| 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, Treed, Views
Roof Clay Tile
Construction Brick, Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed May 27th, 2025
Days on Market 23
Zoning R-CRD

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.