

\$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 | 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 19
Zoning R-CRD

Listing Details

Listing Office eXp Realty

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