

# \$3,890,000 - 188 Artists View Way, Rural Rocky View County

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MLS® #A2241493

**\$3,890,000**

4 Bedroom, 5.00 Bathroom, 4,030 sqft  
Residential on 2.00 Acres

Artist View Park W, Rural Rocky View County,  
Alberta

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 dinning 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/kitchentte, 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 convenienceâ€”just minutes to Stoney Trail, hospitals, schools, shopping, horse boarding facilities and quick access to Banff and Kananaskis. A truly special propertyâ€”unique in scale, design, and setting.

Built in 1979

## Essential Information

MLS® #	A2241493
Price	\$3,890,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	4,030
Acres	2.00
Year Built	1979
Type	Residential
Sub-Type	Detached

Style	Bungalow, Acreage with Residence
Status	Active

### Community Information

Address	188 Artists View Way
Subdivision	Artist View Park W
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3N1

### Amenities

Parking	Triple Garage Attached, Triple Garage Detached
# of Garages	6

### Interior

Interior Features	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, Bar, Beamed Ceilings, Steam Room
Appliances	Bar Fridge, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Wine Refrigerator, Built-In Gas Range, Oven
Heating	Forced Air, Natural Gas, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Electric, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony, Courtyard, Lighting
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Gentle Sloping, Landscaped, Many Trees, Treed, Views, Fruit Trees/Shrub(s), Other, Paved, Yard Lights
Roof	Shingle
Construction	Post & Beam
Foundation	Poured Concrete

### Additional Information

Date Listed	July 20th, 2025
Days on Market	6
Zoning	R-CRD

## **Listing Details**

Listing Office	Sotheby's International Realty Canada
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