

# \$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 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/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 7800+sq 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 | Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Beamed Ceilings, Crown Molding, Steam Room |
| Appliances        | Bar Fridge, Built-In Gas Range, Dishwasher, Microwave, Oven, Refrigerator, Washer/Dryer, Wine Refrigerator                                                                                                                                                                 |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                                                                                                          |
| 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, Fruit Trees/Shrub(s), Landscaped, Paved, Views, Gentle Sloping, Many Trees, Other, Treed, Yard Lights |
| Roof              | Shingle                                                                                                                                                    |
| Construction      | Post & Beam                                                                                                                                                |
| Foundation        | Poured Concrete                                                                                                                                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 20th, 2025 |
| Days on Market | 26              |
| Zoning         | R-CRD           |

## **Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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