

\$3,690,000 - 188 Artists View Way, Rural Rocky View County

MLS® #A2241493

\$3,690,000

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

Artist View Park W, Rural Rocky View County,
Alberta

Truly a rare find, this spectacular hillside bungalow in the prestigious community of Artists View blends rustic character with modern luxury. Homes in this community do not often come up for sale and this recently fully renovated bungalow features a walkout basement, panoramic mountain views, stunning sunsets, two 3-car garages and exceptional privacy—all while being 5 minutes from the western edge of the city. This established cul de sac is 5 minutes to Hwy 1 or Stoney Trail, 20 minutes to the University, Foothills Hospital, downtown, 45 minutes to Canmore and 1 hour to Banff. The main level offers soaring 22'™ cedar ceilings and picture windows that flood the space with natural light, a dramatic stone wood-burning fireplace, rich custom woodwork throughout and a bedroom wing with 3 large bedrooms. The chef's™ kitchen is equipped with high-end appliances, a custom 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 large laundry/mudroom with custom cabinetry complete the main floor. The fully finished walkout basement includes a Nanny/in-law suite that has the fourth bedroom with a private living area and ensuite. A large rec/rumpus room, bar/kitchenette, two additional family rooms, another wood burning fireplace, steam shower, and extensive custom storage finishes off the walkout. Two dedicated mechanical rooms house 4 hot water heaters, 3 furnaces, 2 A/C units, and ample storage. Additional upgrades include sound-reducing insulation, Armour shake shingles, a paved driveway, fully fenced chain-link 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 convenience—just minutes to city amenities, top public and private schools, horse boarding and the mountains. A truly special property—unique in scale, design, and setting.

Built in 1979

Essential Information

MLS® #	A2241493
Price	\$3,690,000
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	Acreage with Residence, Bungalow
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, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Beamed Ceilings, Crown Molding, Central Vacuum, 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, Many Trees, Paved, Treed, Views, Gentle Sloping, Other, Yard Lights
Roof	Shingle
Construction	Post & Beam
Foundation	Poured Concrete

Additional Information

Date Listed	July 20th, 2025
Days on Market	108
Zoning	R-CRD

Listing Details

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

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.