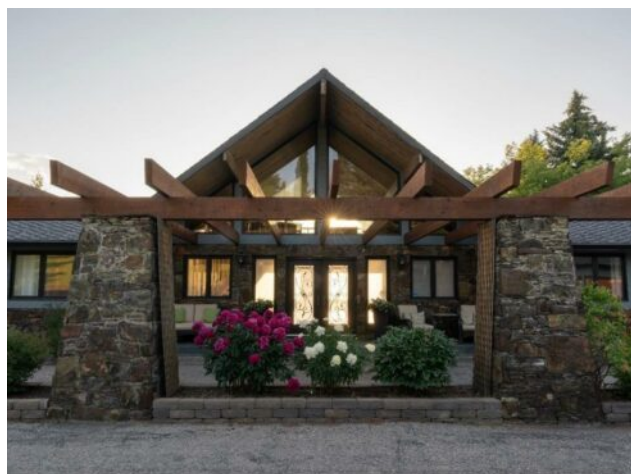


188 Artists View Way
Rural Rocky View County, Alberta

MLS # A2241493



\$3,690,000

Division:	Artist View Park W		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	4,030 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Triple Garage Attached, Triple Garage Detached		
Lot Size:	2.00 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating: In Floor, Forced Air, Natural Gas

Water: Co-operative

Floors: Ceramic Tile, Hardwood

Sewer: Septic Field, Septic Tank

Roof: Shingle

Condo Fee: -

Basement: Finished, Full, Walk-Out To Grade

LLD: -

Exterior: Post & Beam

Zoning: R-CRD

Foundation: Poured Concrete

Utilities: -

Features: Bar, Beamed Ceilings, 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, Steam Room

Inclusions: N/A

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.