

**188 Artists View Way  
Rural Rocky View County, Alberta**

**MLS # A2241493**



**\$3,690,000**

<b>Division:</b>	Artist View Park W		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	4,030 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Triple Garage Attached, Triple Garage Detached		
<b>Lot Size:</b>	2.00 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Co-operative
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Post & Beam	<b>Zoning:</b>	R-CRD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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. Bonus - water is not on city water but on a co-op!