

# \$1,599,900 - 230 Artist View Way, Rural Rocky View County

MLS® #A2210380

**\$1,599,900**

1 Bedroom, 1.00 Bathroom, 2,562 sqft  
Residential on 2.00 Acres

Artist View Park W, Rural Rocky View County,  
Alberta

Sitting high above the rolling hills of the Springbank Valley, this is more than just a property — it's your opportunity to craft a legacy. With panoramic views of the Rockies stretching endlessly before you, and the quiet calm of countryside living all around, this mid-century home offers over 5,500 square feet of potential. Whether you're dreaming of a peaceful retreat or a bold architectural transformation, this home is ready to become something truly remarkable. Bonus: build plans are already included.

Step inside to soaring open beam ceilings, massive picture windows, and a layout that invites imagination. The main floor offers a generous kitchen, intimate dining space, a sun-soaked living room, and two spacious bedrooms — including a primary suite with a 5-piece ensuite. Downstairs, you'll find three more bedrooms, a full bath, pool, and a flexible office or creative space — all grounded in the kind of solid construction that sets the perfect foundation for your dream home.

And when it comes to location — it doesn't get better. You're minutes from the boutiques and bistros of West 85th, the Calgary Farmers Market West, top-tier private schools, and just a short drive from the



rugged beauty of the Rockies.

This isn't just Springbank living – this is your chance to create something extraordinary. Let's bring your dream to life. Reach out today to book your private tour.

Built in 1979

### Essential Information

MLS® #	A2210380
Price	\$1,599,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	2,562
Acres	2.00
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	230 Artist View Way
Subdivision	Artist View Park W
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 3N1

### Amenities

Parking Spaces	6
Parking	Double Garage Attached, Driveway
# of Garages	2

### Interior

Interior Features	Beamed Ceilings, High Ceilings, Natural Woodwork, Open Floorplan, See Remarks, Vaulted Ceiling(s)
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Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Walk-Out

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Yard, No Neighbours Behind, Private, Treed, Many Trees, Sloped Down
Roof	Cedar Shake
Construction	Brick
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 11th, 2025
Days on Market	10
Zoning	CAL

### **Listing Details**

Listing Office	Real Broker
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