

# \$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)
-------------------	---

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	8
Zoning	CAL

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.