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

**MLS # A2309395**



**\$3,485,000**

<b>Division:</b>	Artist View Park W		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	4,034 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:** Dishwasher x2, Bar fridge x2

From the moment you arrive in Artists View West, it is easy to understand why homes here so rarely come to market. Private, established, and quietly prestigious, the setting offers a rare sense of retreat while remaining beautifully connected to Calgary's west edge, the mountains, and the city. Set against sweeping mountain views, this architecturally distinctive, 4 bedroom, 3.5 bathroom mid-century inspired hillside bungalow offers over 7,800 sq. ft. of finished living space, a full walkout lower level, multiple living areas, and two separate three-car garages. For the right buyer, this is more than a home—it is a property with presence, permanence, and exceptional flexibility. Inside, dramatic 22-foot cedar ceilings, expansive picture windows, rich custom woodwork, and a striking stone wood-burning fireplace create a warm, grounded atmosphere with timeless architectural character. The residence has been thoughtfully reimagined and extensively renovated while honouring the character and craftsmanship that make it so compelling. The chef's kitchen is both impressive and inviting, with high-end appliances, granite countertops, custom cabinetry, a generous island, and a statement copper range hood. A breakfast nook with built-in banquette and fireplace offers a relaxed daily retreat, while the formal dining room opens to an outdoor patio where sunsets and mountain views become part of the evening experience. Designed for buyers who need space and versatility, the layout suits large families, multigenerational living, frequent guests, or independent living arrangements. The main-floor bedroom wing includes a private primary bedroom with fireplace, spa-inspired ensuite with in-floor heating, and a substantial walk-in closet. The fully finished walkout lower level expands the possibilities with a bedroom, private living area, ensuite bath,

recreation room, bar/kitchenette, family spaces, wood-burning fireplace, steam shower, and extensive storage. With multiple private outdoor living areas, mature landscaping, fully fenced, underground irrigation, integrated security, Armour Shake shingles, two mechanical rooms, three furnaces, two A/C units, and four hot water tanks, the home delivers both beauty and infrastructure. Minutes to Highway 1 and Stoney Trail, 20 minutes to downtown Calgary, and under an hour to Canmore and Banff. This is for a buyer seeking space, architecture, privacy, and mountain views that never lose their impact.