



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**230 ARTISTS VIEW Way, Rural Rocky View County T3Z 3N1**

MLS® #: **A2112954** Area: **Artist View Park W** Listing Date: **03/19/24** List Price: **\$1,688,000**  
Status: **Active** County: **Rocky View County** Change: **-\$100k, 07-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Rocky View County**  
Year Built: **1979**  
Lot Information  
Lot Sz Ar: **87,120 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,565**  
Low Sqft:  
Ttl Sqft: **2,565**

DOM

**61**  
Layout  
Beds: **5 (2 3 )**  
Baths: **3.5 (3 1)**  
Style: **Acreage with Residence,Bungalow**

Parking

Ttl Park: **6**  
Garage Sz: **2**

Access:  
Lot Feat: **Back Yard,No Neighbours Behind,Many Trees,Private,Treed,Views**  
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Cedar Shake**  
Heating: **Forced Air,Natural Gas**  
Sewer: **Septic Field,Septic Tank**  
Ext Feat: **Private Entrance,Private Yard**

Construction: **Brick**  
Flooring: **See Remarks**  
Water Source: **Shared Well**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**  
Int Feat: **Beamed Ceilings,High Ceilings,Natural Woodwork,Open Floorplan,See Remarks,Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>18`5" x 13`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>17`11" x 12`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`3" x 17`11"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`8" x 13`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>15`8" x 9`8"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>13`1" x 11`11"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>12`10" x 10`11"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>13`4" x 9`11"</b>

2pc Bathroom  
4pc Bathroom

Main  
Lower

4pc Bathroom  
5pc Ensuite bath  
Legal/Tax/Financial

Main  
Main

Title:  
**Fee Simple**  
Legal Desc:

**7510024**

Zoning:  
**CAL**

Remarks

Pub Rmks:

**Perched majestically above the serene Springbank Valley, this property is a sanctuary of tranquility, offering panoramic mountain views and the allure of countryside living at its finest. Get ready to embark on the ultimate renovation journey and transform this mid century gem into your dream country side retreat(build plans included along with current home and land) With a sprawling 5500 sqft of living quarters filled with potential, this solid home is a blank canvas awaiting your creative touch. Imagine waking up to the stunning vistas framed by expansive windows and soaring open beam ceilings, creating a sense of awe-inspiring spaciousness. Step inside to discover a wealth of possibilities on the main level, featuring a large kitchen, a cozy dining area, a welcoming living room, and two serene bedrooms, including a primary suite with 5pc ensuite. Descend to the lower level to uncover three additional bedrooms, additional 4 pc bath, and office space, promising ample room for both relaxation and productivity. Conveniently located just a stone's throw away from Upper Westside Amenities and a short drive from the majestic mountains, this property offers the perfect blend of rural tranquility and urban convenience. Don't just imagine your dream home—bring it to life in this breathtaking mountain haven! Contact us today to seize this incredible opportunity and embark on your renovation adventure. Your mountain view paradise awaits!**

Inclusions:  
Property Listed By:

**N/A**  
**Century 21 Bamber Realty LTD.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





