

\$1,666,000 - 262057 Poplar Hill Drive, Rural Rocky View County

MLS® #A2199613

\$1,666,000

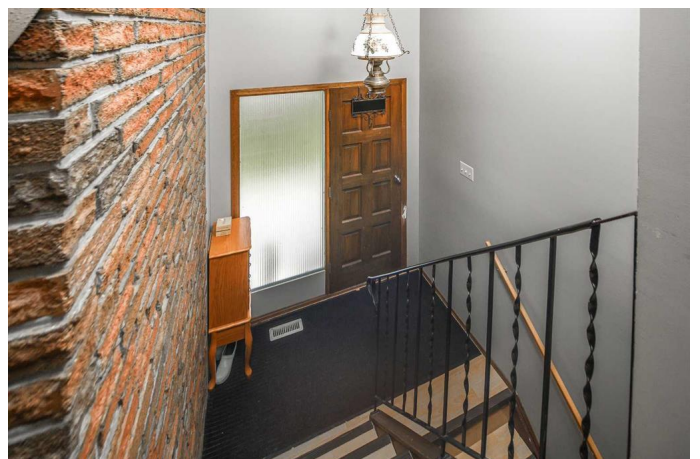
4 Bedroom, 3.00 Bathroom, 1,427 sqft
Residential on 19.70 Acres

Bearspaw_Calg, Rural Rocky View County,
Alberta

Discover the incredible potential of this 19.7-acre property, perfect for future subdivision. Nestled in the highly desirable Bearspaw area, this spacious residence is just minutes from Rocky Ridge amenities and a short drive to downtown Calgary. Upon entry, you're welcomed by a bright and inviting living room featuring a charming wood-burning fireplace. The open-concept kitchen is well-equipped with ample cabinetry and appliances, ensuring both functionality and convenience. The main level boasts a generously sized master bedroom, a well-appointed secondary bedroom, and a full bathroom. A beautiful west-facing sunroom enhances the living space, providing a perfect retreat to enjoy natural light and serene views. The fully developed basement provides even more living space, featuring a large entertainment area and two additional bedrooms. This property is an excellent choice for country living, a holding investment for future development, a home-based business, or the perfect location for your dream ranch. Enjoy breathtaking mountain views from the top of the road and a two-story home built on this site. Book your private showing today!

Built in 1974

Essential Information



| | |
|----------------|----------------------------------|
| MLS® # | A2199613 |
| Price | \$1,666,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,427 |
| Acres | 19.70 |
| Year Built | 1974 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 262057 Poplar Hill Drive |
| Subdivision | Bearspaw_Calg |
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T3R 1C7 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 10 |
| Parking | Double Garage Attached, Parking Pad, RV Access/Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Landscaped, Private, Rectangular Lot, Treed, Environmental Reserve, Garden, Rolling Slope, Views |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 6th, 2025 |
| Days on Market | 30 |
| Zoning | zone rur 4 |

Listing Details

| | |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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