

# **\$1,630,000 - 262057 Poplar Hill Drive, Rural Rocky View County**

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MLS® #A2199613

**\$1,630,000**

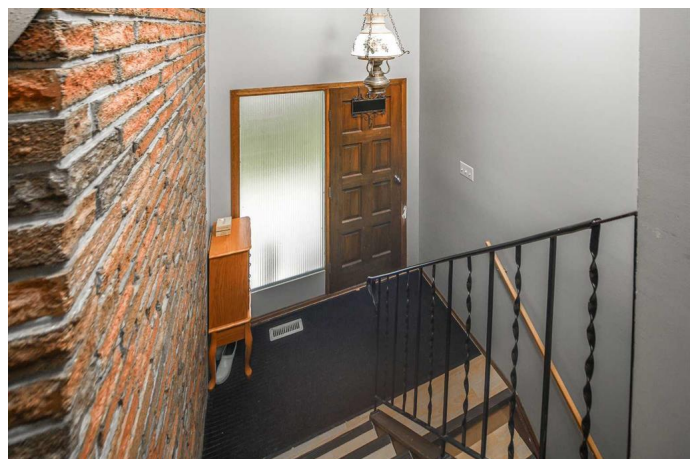
4 Bedroom, 3.00 Bathroom, 1,427 sqft  
Residential on 19.70 Acres

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          | \$1,630,000                      |
| 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   | Garden, Landscaped, Private, Rectangular Lot, Rolling Slope, Treed, Views, Environmental Reserve |
| Roof              | Asphalt Shingle                                                                                  |
| Construction      | Stucco, Wood Frame                                                                               |
| Foundation        | Poured Concrete                                                                                  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 70              |
| Zoning         | zone rur 4      |

### **Listing Details**

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

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