

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

MLS® #A2199613

**\$1,666,000**

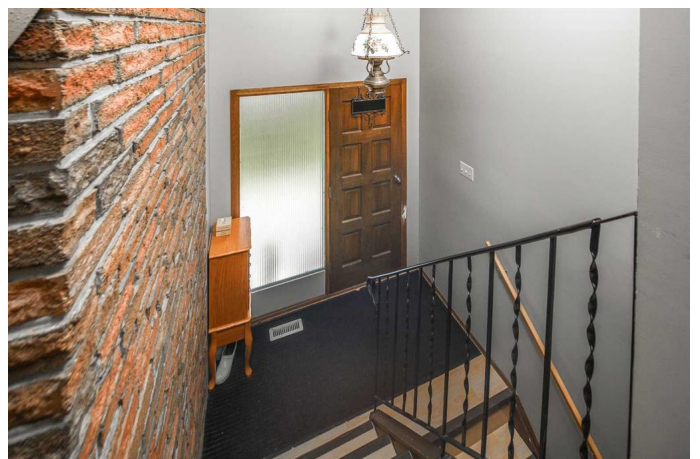
4 Bedroom, 3.00 Bathroom, 1,427 sqft  
Residential on 19.70 Acres

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	48
Zoning	zone rur 4

### **Listing Details**

Listing Office	Grand Realty
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