

262107 Poplar Hill Drive
Rural Rocky View County, Alberta

MLS # A2236564



\$1,488,000

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,973 sq.ft.	Age:	1992 (33 yrs old)
Beds:	6	Baths:	2
Garage:	Triple Garage Attached		
Lot Size:	4.99 Acres		
Lot Feat:	Landscaped, Many Trees, Private, Rolling Slope, Secluded, Treed		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-2
Foundation:	Wood	Utilities:	-
Features:	Bookcases, Built-in Features, Storage		

Inclusions: N/A

Welcome to this spacious family home perched on 5 acres in a prime location offering incredible value and long-term potential. Whether you're a growing family seeking space to roam, a multigenerational household, or an investor exploring future development, this property is full of opportunity. The home itself features over 3,700 sqft of total living space, 6 generously sized bedrooms, with 3 on the main floor and 3 more in the fully finished walkout basement – ideal for large families or those needing flexible living arrangements. The main level offers a spacious kitchen and eating area, a formal dining room, and a bright west-facing deck to take in the beautiful mountain views. You'll find classic oak trim details throughout, including a custom oak bar and built-in entertainment centre in the expansive lower-level family room. The basement also features a dedicated laundry room, huge office area, hobby room, and a covered patio overlooking the backyard. Outside, the property offers a triple attached garage, plenty of space for toys, RVs, or future outbuildings. While the home could use some TLC and renovation to bring it up to modern standards, it offers solid bones, a functional layout, and tons of space to personalize. The real bonus? This land offers subdivision plans for two other lots, making it a fantastic investment for future development or resale potential. Whether you're looking to create your dream estate, start a hobby farm, or explore the development route, this is your canvas. Don't miss your chance to own a slice of peaceful country living with mountain views, room to grow, and unbeatable location—just minutes to city conveniences.