\$1,580,000 - 262057 Poplar Hill Drive, Rural Rocky View County

MLS® #A2230015

\$1,580,000

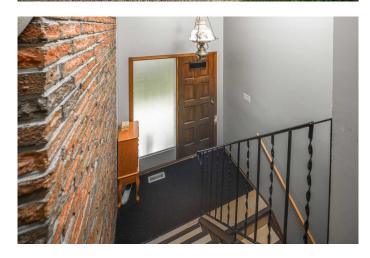
4 Bedroom, 3.00 Bathroom, 1,427 sqft Residential on 19.70 Acres

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® # A2230015 Price \$1,580,000

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 Environmental Reserve, Garden, Landscaped, Private, Rectangular Lot,

Rolling Slope, Treed, Views

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 13th, 2025

Days on Market 54

Zoning zone rur 4

Listing Details

Listing Office Grand Realty

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