# \$725,000 - 18 Poplar Ridge Close, Didsbury

MLS® #A2247405

## \$725,000

4 Bedroom, 3.00 Bathroom, 1,385 sqft Residential on 0.24 Acres

NONE, Didsbury, Alberta

Welcome to a stunning, modern bungalow with over 2600 square feet of finished living space that feels like a peaceful retreat, backing onto a serene nature reserve. This three-year-old gem, nestled in a beautifully landscaped setting, offers the perfect blend of luxury, comfort, and low-maintenance livingâ€"ideal for retirees or growing families. Step inside to find a bright, open-concept main floor with luxury vinyl plank flooring, sleek granite countertops, and a crisp white kitchen with a corner pantry. The spacious primary suite is a true haven, boasting a generous walk-in closet and a 5-piece ensuite. A second large bedroom and additional bathroom complete the main level, perfect for guests or family. The fully finished walk-out basement is designed for relaxation and entertaining, featuring a family room with a wet bar (complete with dishwasher), massive bedrooms with ample closet space, and a 5-piece bathroom. Large windows flood the space with natural light, showcasing breathtaking views of the valley. Outside, the expansive backyard is a private oasis, framed by NEW fencing and a state-of-the-art SMART irrigation system for effortless upkeep. Enjoy morning tea on the Duradeck balcony with a gas line for your BBQ, or unwind in the year-old hot tub on the NEW composite deck below. The unobstructed views of the nature reserve make every moment feel like a getaway. Additional upgrades elevate this home to the next level: energy-efficient in-floor basement heating







(which practically eliminate your heating bills come winter), central air conditioning for those hot summers, a central vacuum system, upgraded appliances, all NEW lighting fixtures, a 75-gallon hot water tank, and a brilliantly designed plumbing manifold. The triple garage offers ample space for vehicles and storage, while recently cleaned furnace and ducts ensure year-round comfort. This is more than a homeâ€"it's a lifestyle. Thought that was enough? Home is located two blocks away from the Didsbury Hospital as well as close proximity to truly great schools and other local amenities. Experience the tranquility and luxury for yourself. Schedule your private tour today!

#### Built in 2022

### **Essential Information**

MLS® # A2247405 Price \$725,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,385 Acres 0.24 Year Built 2022

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

## **Community Information**

Address 18 Poplar Ridge Close

Subdivision NONE
City Didsbury

County Mountain View County

Province Alberta
Postal Code T0M 0W0

#### **Amenities**

Parking Spaces 5

**Parking** Triple Garage Attached

# of Garages 3

#### Interior

Interior Features Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters,

Open Floorplan, Walk-In Closet(s)

Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, **Appliances** 

> Range Hood, Refrigerator, Washer/Dryer, Window Microwave,

Coverings, Electric Stove, Induction Cooktop

Forced Air Heating Central Air Cooling

Fireplace Yes # of Fireplaces 1 Gas **Fireplaces** Yes Has Basement

Basement Finished, Full, Exterior Entry, Walk-Out

## **Exterior**

**Exterior Features** BBQ gas line, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Landscaped,

Maintenance Landscape, Views, Cul-De-Sac, No Neighbours Behind,

Pie Shaped Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

**Poured Concrete** Foundation

#### Additional Information

Date Listed August 12th, 2025

Days on Market 67 Zoning R2

# **Listing Details**

**Listing Office** Standard Realty Co.

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