



GRASSROOTS
REALTY GROUP

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**262020 Poplar Hill Drive
Rural Rocky View County, Alberta**

MLS # A2220885



\$1,925,000

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,406 sq.ft.	Age:	2005 (20 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	2.08 Acres		
Lot Feat:	Back Yard, Landscaped, Many Trees, Paved		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CRD
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: 1 water co-op capacity unit, all remaining items on site on possession date will become property of the buyer.

Welcome to a truly exceptional estate that blends luxury, functionality, and space for refined family living—all at a price that reflects incredible value. With an emphasis on comfort and craftsmanship, this expansive residence offers timeless appeal and features designed for everyday elegance and unforgettable entertaining. From the moment you arrive the grand entrance sets a tone of distinguished presence with an impressive open riser staircase and second-floor walkway, creating a sense of airiness and connection across the home. The main floor den, complete with a fireplace surrounded in stone, provides a quiet retreat for remote work or creative pursuits, while a convenient 2-piece powder room is perfectly situated off the front entry. At the heart of the home lies the gourmet kitchen, showcasing ceiling-height cherry wood cabinetry, stainless steel appliances, and a gas range stove—a dream for any chef. The extra-large walk-in pantry adds practicality, and direct access to the front porch brings charm and ease. The kitchen opens to both the dining area and front living room, making hosting effortless. The living room stuns with vaulted ceilings and a double-sided fireplace shared with the dining room. Expansive windows frame views of the lush backyard and treed green space, while the adjacent dining room features soaring ceilings and mountain views for tranquil everyday moments. The main-floor primary suite is a private sanctuary with panoramic windows, direct access to the back deck, and a spacious 5-piece ensuite featuring dual vanities, a soaking tub, standalone shower, private water closet, and a generous custom walk-in closet. Also on the main level is a well-equipped laundry room with ample cabinetry, sink, and access to a secondary staircase leading upstairs. A large walk-in storage closet is conveniently located just across

the hall along with access to the quad car garage! Upstairs, discover two well-appointed bedrooms, including one with access to a 4-piece bathroom, and a second primary suite—complete with its own fireplace with stone surround, a spa-like 5-piece ensuite, and a walk-in closet. Perfect for multi-generational living or hosting long-term guests. The fully finished basement is an entertainer's paradise, featuring a wet bar with sink, raised eating bar, built-in wine rack, and custom cabinetry. A spacious theatre room, two large bedrooms—one with its own 3-piece ensuite and potential to be transformed into a home gym, a huge storage area, and access to the lower-level patio round out this incredible space. There's even garage access from the basement, offering exceptional convenience. Step into the backyard oasis, where mature trees, diverse landscape, open green space, and a lower-level patio invite family fun and outdoor entertaining. This luxurious residence delivers it all - offering a rare combination of elegance, functionality, and square footage. Pride of ownership is seen throughout.