



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**262107 Poplar Hill Drive**  
**Rural Rocky View County, Alberta**

**MLS # A2236564**



**\$1,488,000**

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

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