



**GRASSROOTS**  
REALTY GROUP

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

## 10 Poplar Ridge Close Didsbury, Alberta

**MLS # A2251419**



# \$429,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,800 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Smart Home, Walk-In Closet(s)		
<b>Inclusions:</b>	Window coverings		

Welcome to this impressive townhouse offering exceptional space, modern upgrades, and smart home features in a peaceful cul-de-sac with no through traffic. With over 1,800 sq. ft. of finished living space plus an additional 800+ sq. ft. in the basement ready for development, this property is perfect for growing families or anyone looking for both comfort and convenience. Step inside to a spacious entryway highlighted by a stylish feature wall with built-in coat hangers. The bright kitchen boasts white quartz countertops, sleek backsplash, abundant cabinetry, and a large walk-in pantry—perfect for the home chef. The open-concept layout includes a generous dining area and comfortable living room, ideal for entertaining or family gatherings. Upstairs, the primary suite is exceptionally large and features a walk-in closet and private 3-piece ensuite. A high-end Haiku smart ceiling fan provides customizable comfort, with app, voice, or remote control and scheduling options. Two additional spacious bedrooms each come with upgraded ceiling fans, plus a convenient upstairs laundry room completes the level. This home is equipped with state-of-the-art smart automation for security and energy efficiency: Google cameras at the front door & garage pad Nest thermostat with intelligent climate control App-controlled smart front door lock (key code, fingerprint, or key access) Automated bookcase lighting (dusk—11 PM) Presence-controlled garage lighting Entry door & window sensors with nightly alerts The attached garage is currently set up as a high-end golf simulator space, but can easily function as traditional parking. The unfinished basement provides a blank canvas for future expansion. Enjoy outdoor living in the backyard featuring a large deck, spacious patio, and sandbox area under the deck—perfect for family fun and summer

evenings. Located within walking distance to hospitals, schools, parks, pool, and shopping, this townhouse offers the rare combination of space, modern convenience, and smart technology in a fantastic location.