



GRASSROOTS
REALTY GROUP

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262107 Poplar Hill Drive
Rural Rocky View County, Alberta

MLS # A2260598



\$1,488,000

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,955 sq.ft.	Age:	1992 (33 yrs old)
Beds:	6	Baths:	2
Garage:	Triple Garage Attached		
Lot Size:	4.99 Acres		
Lot Feat:	Front Yard, Landscaped, Many Trees, Rolling Slope, Secluded, Treed		

Heating:	Forced Air	Water:	Co-operative
Floors:	Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-2
Foundation:	Wood	Utilities:	-
Features:	Bookcases, Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		

Inclusions: None

Welcome to this beautifully renovated family home perched on 5 acres in a prime Bears paw location—offering incredible value, long-term potential, and stunning mountain views. Whether you’re a growing family seeking room to roam, a multigenerational household needing flexibility, or an investor eyeing future development, this property is full of opportunity. The home now boasts a complete top-to-bottom renovation, blending modern finishes with a functional layout. Enjoy over 3,700 square feet of total living space with 6 generously sized bedrooms—3 on the main floor and 3 more in the fully finished walkout basement. The brand-new kitchen features contemporary cabinetry, quartz counters, and stainless steel appliances, while all bathrooms have been fully redone with fresh, modern design. A formal dining room and a bright west-facing deck make entertaining effortless. High-end upgrades include scratch- and waterproof luxury vinyl plank flooring, freshly painted interiors, brand-new light fixtures with LED pot lights throughout, and upgraded 5.5-inch baseboards on both levels. Many new windows have been installed at the front of the home, flooding the living spaces with natural light, while the stucco exterior has been freshly painted for a crisp, updated look. The triple attached garage and driveway were recently repaired and resealed for years of durability. Even the plumbing has been fully replaced to meet current code, giving peace of mind for the future. The expansive walkout basement offers a custom oak bar, built-in entertainment centre, large family room, spacious office, hobby room, dedicated laundry, and walkout access to a covered patio. Outside, the acreage provides ample space for RVs, outbuildings, or even a hobby farm with horses. While the home is now fully refreshed and move-in ready, the true value lies in the land.

Subdivision plans have already been initiated—with survey work completed and an application submitted to Rocky View County. A conceptual scheme is no longer required, subject to compatibility with surrounding lots. Buyers can either retain the full 5-acre parcel or take over the subdivision application at closing to create two lots—opening doors for resale, development, or a multi-generational estate.