



262057 Poplar Hill Drive
Rural Rocky View County, Alberta

MLS # A2130009



\$1,650,000

Division:	Bears paw_Calg		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,427 sq.ft.	Age:	1974 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	19.70 Acres		
Lot Feat:	Environmental Reserve, Garden, Landscaped, Private, Rectangular Lot, Rolling		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	13-26-3-W5
Exterior:	Stucco, Wood Frame	Zoning:	zone rur 4
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: None

Huge potential for future subdivision for this 19.7-acre house!! Seller has spent 100k+ on the applications. Welcome to this spacious residence boasting a west-facing sunroom, nestled in the desirable Bears paw area, mere minutes from the amenities of Rocky Ridge and a short drive from downtown Calgary. Upon entry to the main floor, you're welcomed by a generous living room adorned with a charming wood fireplace. The open kitchen is thoughtfully equipped with ample cupboards and appliances. The main level also presents a generously sized master bedroom, a well-appointed secondary bedroom, and a full bath, along with the added comfort of a sunroom, ensuring ample space and convenience for the entire household. The fully developed basement expands the living space, offering a large entertainment area and two additional bedrooms. This property is ideal for country living, serving as a holding property for further development, excellent for an at-home business venture, or as the location for your future dream home ranch. There are breathtaking mountain views from the top of the road and from a two-story house built on the current location. Book your private showing today!