



THE
A-TEAM

**RE/MAX
FIRST**

262057 POPLAR HILL Drive, Rural Rocky View County T3R 1C7

MLS® #: **A2199613** Area: **Bearspaw_Calg** Listing Date: **03/06/25** List Price: **\$1,666,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County**
 Year Built: **1974**
Lot Information
 Lot Sz Ar: **858,132 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,427**
 Low Sqft:
 Ttl Sqft: **1,427**

DOM

3
Layout
 Beds: **4 (2 2)**
 Baths: **2.5 (2 1)**
 Style: **Acreage with Residence,Bi-Level**

Parking

Ttl Park: **10**
 Garage Sz: **2**

Access:
 Lot Feat: **Environmental Reserve,Garden,Landscaped,Private,Rectangular Lot,Rolling Slope,Treed,Views**
 Park Feat: **Double Garage Attached,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer: **Septic Field,Septic Tank**
 Ext Feat: **Private Yard**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Laminate,Linoleum**
 Water Source:
Well
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
 Int Feat: **Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple** Zoning: **zone rur 4**
 Legal Desc: **8056 JK**

Remarks

Pub Rmks:

Discover the incredible potential of this 19.7-acre property, perfect for future subdivision. Nestled in the highly desirable Bearspaw area, this spacious residence is just minutes from Rocky Ridge amenities and a short drive to downtown Calgary. Upon entry, you're welcomed by a bright and inviting living room featuring a charming wood-burning fireplace. The open-concept kitchen is well-equipped with ample cabinetry and appliances, ensuring both functionality and convenience. The main level boasts a generously sized master bedroom, a well-appointed secondary bedroom, and a full bathroom. A beautiful west-facing sunroom enhances the living space, providing a perfect retreat to enjoy natural light and serene views. The fully developed basement provides even more living space, featuring a large entertainment area and two additional bedrooms. This property is an excellent choice for country living, a holding investment for future development, a home-based business, or the perfect location for your dream ranch. Enjoy breathtaking mountain views from the top of the road and a two-story home built on this site. Book your private showing today!

Inclusions:

None

Property Listed By:

Grand Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







