

# \$1,499,900 - 262175 Poplar Hill Drive, Rural Rocky View County

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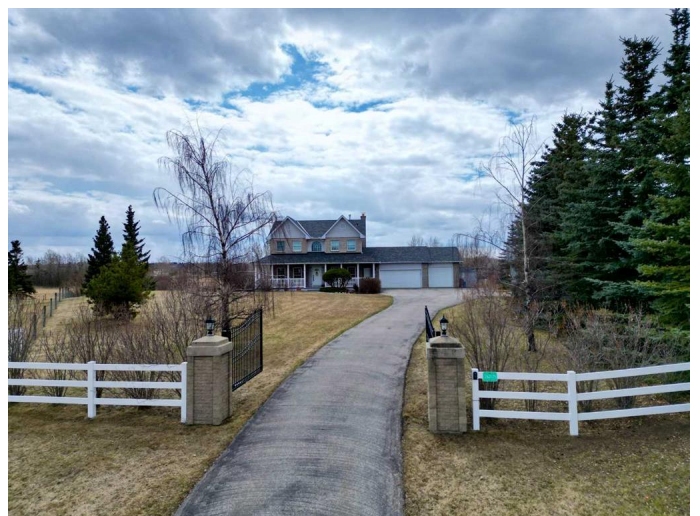
MLS® #A2214015

**\$1,499,900**

4 Bedroom, 4.00 Bathroom, 2,412 sqft  
Residential on 4.00 Acres

Bearspaw\_Calg, Rural Rocky View County,  
Alberta

Welcome to this exceptional, lovingly cared for home with over 3500 sqft of living space, where peaceful country living meets comfort, functionality, and scenic beauty! Nestled on four acres of picturesque land, this charming property offers stunning curb appeal, thoughtful updates, and space for both relaxation and productivity. From the moment you arrive, the inviting wraparound porch and manicured landscaping set a warm and welcoming tone. New glass in the windows enhances energy efficiency and views, while the combination of a 3-car attached garage and a 2-car detached garage—equipped with 220-volt power and heating—provides ample space for vehicles, hobbies, or workshop use. Inside, just off the front entrance, you'll find a beautifully appointed office with custom built-ins and large windows overlooking the front yard and porch—an ideal space for focused work or quiet reading. The heart of the home is the bright, open-concept kitchen, where panoramic views of the surrounding landscape take centre stage. Generous counter space, a functional island, a walk-in pantry, and an abundance of natural light make this kitchen a true joy to cook and gather in. Adjacent to the kitchen, the eating nook is filled with sunlight and scenery, and also provides access to an outdoor covered and screened in deck. The front living room offers



a cozy atmosphere with a fireplace flanked by built-in shelving, while the main floor family room adds additional comfort with a wood-burning fireplace surrounded by brick and a warm wooden mantle. Upstairs, the spacious primary suite is a relaxing retreat featuring a 5-piece ensuite with a jetted soaking tub, a stand-alone shower, dual vanities, and a large walk-in closet. Three additional bedrooms and a well-appointed 4-piece bathroom complete the upper level, making it an ideal layout for families. The fully finished basement expands your living space with a dedicated theatre roomâ€”complete with furniture and system includedâ€”perfect for movie nights. A large recreation and games area offers flexible space for entertaining, fitness, or hobbies, while the laundry room adds convenience and functionality. Step outside to enjoy your own private outdoor oasis. The backyard includes garden beds, lawn space, mature trees, and a patio area to relax and take in the natural beauty of the property. Whether youâ€™re entertaining, gardening, or simply enjoying the tranquility of acreage living, thereâ€™s room for it all. This property combines thoughtful design and breathtaking viewsâ€”all set in the serene surroundings of Bearspaw. Pride of ownership is seen throughout!

Built in 1994

**Essential Information**

MLS® #	A2214015
Price	\$1,499,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,412
Acres	4.00

Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	262175 Poplar Hill Drive
Subdivision	Bearspaw_Calg
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3R 1C9

### **Amenities**

Parking	Double Garage Detached, Triple Garage Attached
# of Garages	5

### **Interior**

Interior Features	Double Vanity, Jetted Tub, Pantry, Separate Entrance
Appliances	Bar Fridge, Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Full, Walk-Out

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Many Trees, Private
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	ICF Block

### **Additional Information**

Date Listed	April 24th, 2025
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Days on Market	10
Zoning	R-RUR

## **Listing Details**

Listing Office	RE/MAX First
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