

\$1,488,000 - 262107 Poplar Hill Drive, Rural Rocky View County

MLS® #A2260598

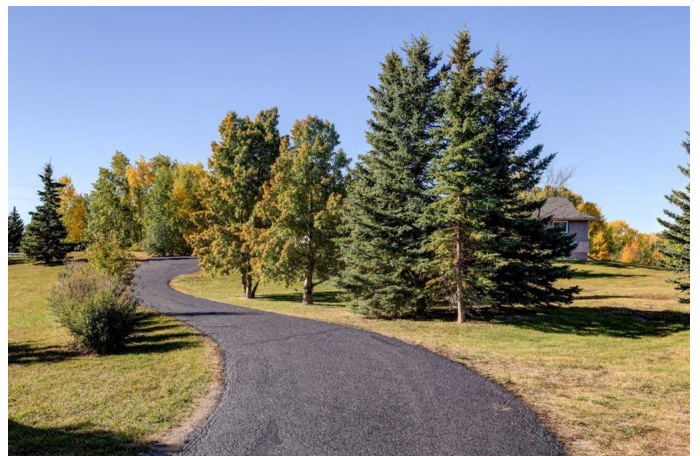
\$1,488,000

6 Bedroom, 2.00 Bathroom, 1,955 sqft
Residential on 4.99 Acres

Bearspaw_Calg, Rural Rocky View County,
Alberta

Welcome to this beautifully renovated family home perched on 5 acres in a prime Bearspaw 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.

Built in 1992

Essential Information

MLS® #	A2260598
Price	\$1,488,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,955
Acres	4.99
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	262107 Poplar Hill Drive
Subdivision	Bearspaw_Calg
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3R 1C7

Amenities

Parking Spaces	8
Parking	Oversized, RV Access/Parking, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bookcases, Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	None
Lot Description	Front Yard, Landscaped, Many Trees, Secluded, Treed, Rolling Slope
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

Additional Information

Date Listed	September 27th, 2025
Days on Market	15
Zoning	R-2

Listing Details

Listing Office	Evolve Realty
----------------	---------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.