

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

MLS® #A2236564

\$1,488,000

6 Bedroom, 2.00 Bathroom, 1,973 sqft
Residential on 4.99 Acres

Bearspaw_Calg, Rural Rocky View County,
Alberta

Welcome to this spacious family home perched on 5 acres in a prime location offering incredible value and long-term potential. Whether you're a growing family seeking space to roam, a multigenerational household, or an investor exploring future development, this property is full of opportunity.

The home itself features over 3,700 sqft of total living space, 6 generously sized bedrooms, with 3 on the main floor and 3 more in the fully finished walkout basement – ideal for large families or those needing flexible living arrangements. The main level offers a spacious kitchen and eating area, a formal dining room, and a bright west-facing deck to take in the beautiful mountain views.

You'll find classic oak trim details throughout, including a custom oak bar and built-in entertainment centre in the expansive lower-level family room. The basement also features a dedicated laundry room, huge office area, hobby room, and a covered patio overlooking the backyard.

Outside, the property offers a triple attached garage, plenty of space for toys, RVs, or future outbuildings. While the home could use some TLC and renovation to bring it up to modern standards, it offers solid bones, a functional



layout, and tons of space to personalize.

The real bonus? This land offers subdivision plans for two other lots, making it a fantastic investment for future development or resale potential. Whether you’re looking to create your dream estate, start a hobby farm, or explore the development route, this is your canvas.

Don't miss your chance to own a slice of peaceful country living with mountain views, room to grow, and unbeatable location—just minutes to city conveniences.

Built in 1992

Essential Information

MLS® #	A2236564
Price	\$1,488,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,973
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	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Bookcases, Built-in Features, Storage
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Landscaped, Many Trees, Private, Rolling Slope, Secluded, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

Additional Information

Date Listed	July 5th, 2025
Days on Market	6
Zoning	R-2

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.