

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

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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 Bearspaw locationâ€”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 features over 3,700 square feet of total living space, with 6 generously sized bedroomsâ€”3 on the main floor and 3 more in the fully finished walkout basement. The main level offers a large kitchen and eating area, a formal dining room, and a bright west-facing deck to take in those picturesque views.

Timeless oak trim runs throughout, including a custom oak bar and built-in entertainment centre in the expansive lower-level family room. Downstairs, you'll also find a large office space, hobby room, dedicated laundry room, and access to a covered patio overlooking the backyard.

Outside, thereâ€™s a triple attached garage, tons of space for RVs or future outbuildings, and plenty of room for horses or a hobby farm. While the home could use some cosmetic



updates, it boasts solid bones, a functional layout, and endless potential to customize to your style.

The true value lies in the land. Subdivision plans have already been initiatedâ€”with a completed survey and 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 divide the land into two lots â€”opening doors for resale, development, or creating a multi-generational estate.

Don't miss your chance to own a rare piece of peaceful country living with wide-open views, city proximity, and future investment upside. Please note some photos are virtually staged.

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, Private, Treed, Many Trees, Rolling Slope, Secluded
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

### Additional Information

Date Listed	July 5th, 2025
Days on Market	32
Zoning	R-2

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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