

\$1,899,999 - 262020 Poplar Hill Drive, Rural Rocky View County

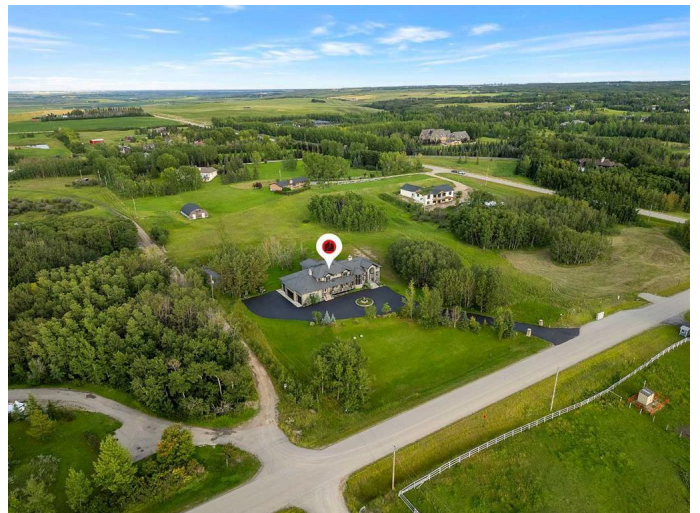
MLS® #A2248137

\$1,899,999

6 Bedroom, 4.00 Bathroom, 4,418 sqft
Residential on 2.08 Acres

Bearspaw_Calg, Rural Rocky View County,
Alberta

Discover refined acreage living on a fully landscaped 2-acre lot in one of Bearspaw's most coveted locations. This over 6,000 sq ft walkout estate blends timeless elegance with modern versatility, offering spaces designed for both everyday comfort and impressive entertaining. A striking open-riser staircase and upper walkway welcome you into a light-filled main floor. A stone-faced fireplace warms the private den, ideal for a home office or reading nook, while the gourmet kitchen features cherry cabinetry, stainless appliances, a gas range, and a spacious walk-in pantry. The kitchen flows into the vaulted-ceiling living room and dining area, where a double-sided fireplace and expansive windows frame lush greenery and distant mountain views. Thoughtfully designed for both privacy and connection, the home offers a serene main-level primary suite with private deck access, panoramic windows, and a spa-inspired ensuite. Upstairs, a second private suite with its own fireplace and 5-piece ensuite provides flexibility for guests or older children, alongside two additional generously sized bedrooms and a full bath—perfect for younger family members or long-term guests. The fully finished walkout basement is an entertainer's dream, with a wet bar, wine storage, theatre room, two additional bedrooms (one with ensuite), and space for a



gym, studio, or hobbies. This level opens directly to your outdoor oasis, where mature trees, manicured gardens, and multiple seating areas create a year-round retreat for gatherings or quiet relaxation. With exceptional craftsmanship, a versatile layout, and a prime Bearspaw address just minutes from Calgary, this home offers the perfect balance of luxury, space, and lifestyle. Book your private showing today and experience Bearspaw living at its finest.

Built in 2005

Essential Information

MLS® #	A2248137
Price	\$1,899,999
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,418
Acres	2.08
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	262020 Poplar Hill Drive
Subdivision	Bearspaw_Calg
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3R 1C7

Amenities

Parking Spaces	10
Parking	Quad or More Detached

of Garages 4

Interior

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 4

Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features None

Lot Description Back Yard, Front Yard, Irregular Lot, Landscaped, Many Trees

Roof Asphalt Shingle

Construction Stone, Stucco

Foundation Poured Concrete

Additional Information

Date Listed August 13th, 2025

Days on Market 14

Zoning R-CRD

Listing Details

Listing Office PREP Realty

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.