

# \$695,000 - 20 Poplar Ridge Close, Didsbury

MLS® #A2248702

**\$695,000**

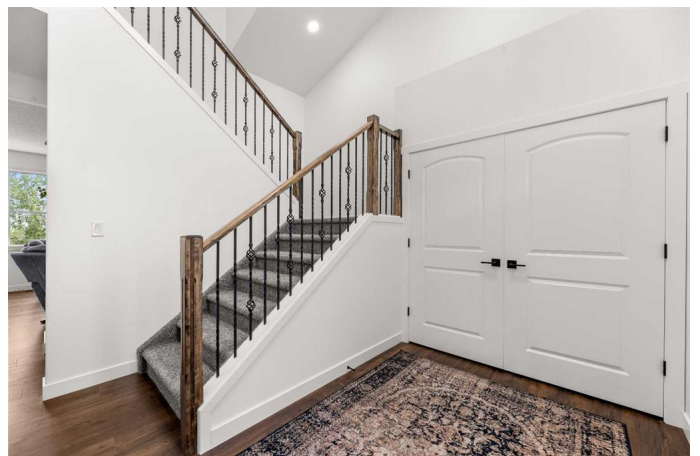
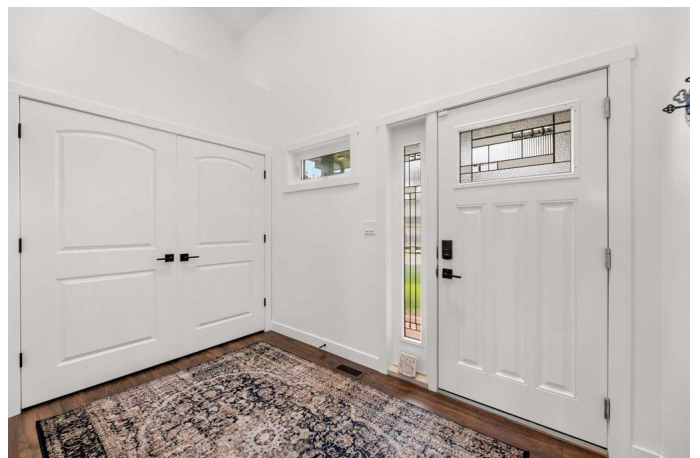
3 Bedroom, 3.00 Bathroom, 2,004 sqft

Residential on 0.14 Acres

NONE, Didsbury, Alberta

**THIS COULD BE YOUR NEXT HOME!!**

Imagine living in this executive home in Didsbury! This almost brand new 2 storey -built by a very reputable builder- backs onto the nature reserve and you will really appreciate the great location and privacy here. I'm going to start with the back deck-a lovely place to sit and reflect since it is enclosed with glass railing allowing you unobstructed views into the trees but also protecting you from the elements-it's simply paradise! This location is why the current owner picked this particular lot-because of those views! Step inside and you will notice the exceptional touches this home has-be sure to ask your realtor for a list of the custom features in supplements. For instance, the kitchen has many thoughtful features including a gas stove with pot filler, upscale custom cabinets (check out the discreet hidden liquor cabinet above the stove), lots of pot drawers, farmhouse sink, extended island with eating bar, under cabinet motion-sensor lighting, butlers pantry and lid wall to name a few. There's also beautiful quartz counter tops and a tiled backsplash. This main level is open concept and has a living room with stunning rock fireplace, the dining room with access out to that deck, 2 pc powder room (custom faucets/illuminated mirrors with various functions) and cathedral ceilings in the entryway (check out the stunning crystal chandelier). Head upstairs and step into the primary bedroom. Look out that window! The best view ever!!! And it also



has an ensuite containing a large tiled shower with multi showerheads, double quartz vanity and large walk in closet. It's a marvelous retreat! The second level has 2 other large secondary bedrooms, main bathroom and laundry room with extra deep basin sink. Head downstairs to the unfinished basement-ready for your finishing touches-this is a great area for another bedroom or 2, a family room, rough in for another bathroom and it is a walk out with 220v for your future hot tub/spa. This area overlooks that reserve so it would be an exceptional place for relaxing and unwinding after your day. So this means there's actually 2 really great outdoor areas that will make you feel like you are living in the country. So many other features inside too including luxury vinyl plank flooring, extra plush upgraded carpeting, water softener/filtration system, adjustable pot lights to highlight your art pieces and so much more. There is also a double garage and this home also has great curb appeal. This upscale home has so many great features, is in a peaceful location and yet still close to Didsbury's amenities. Schedule a viewing today to see this truly exceptional home!

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2248702    |
| Price          | \$695,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,004       |
| Acres          | 0.14        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 20 Poplar Ridge Close |
| Subdivision | NONE                  |
| City        | Didsbury              |
| County      | Mountain View County  |
| Province    | Alberta               |
| Postal Code | T0M0W0                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters |
| Appliances        | Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings                                   |
| Heating           | Forced Air, Natural Gas                                                                                |
| Cooling           | None                                                                                                   |
| Fireplace         | Yes                                                                                                    |
| # of Fireplaces   | 1                                                                                                      |
| Fireplaces        | Gas, Living Room, Stone                                                                                |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full                                                                                                   |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                                                                                      |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Lawn, Low Maintenance Landscape, No Neighbours Behind, Private, Many Trees, Views |
| Roof              | Asphalt Shingle                                                                                                            |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                                            |
| Foundation        | Poured Concrete                                                                                                            |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 71                |

Zoning R2

## Listing Details

Listing Office REMAX ACA 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.