

18 Poplar Ridge Close Didsbury, Alberta

MLS # A2247405



\$699,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,385 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Low M		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, Open Floorplan, Walk-In Closet(s)		

Inclusions: Front and back yard smart irrigation system, New 8x12 shed

Welcome to a stunning, modern bungalow with over 2600 square feet of finished living space that feels like a peaceful retreat, backing onto a serene nature reserve. This three-year-old gem, nestled in a beautifully landscaped setting, offers the perfect blend of luxury, comfort, and low-maintenance living—ideal for retirees or growing families. Step inside to find a bright, open-concept main floor with luxury vinyl plank flooring, sleek granite countertops, and a crisp white kitchen with a corner pantry. The spacious primary suite is a true haven, boasting a generous walk-in closet and a 5-piece ensuite. A second large bedroom and additional bathroom complete the main level, perfect for guests or family. The fully finished walk-out basement is designed for relaxation and entertaining, featuring a family room with a wet bar (complete with dishwasher), massive bedrooms with ample closet space, and a 5-piece bathroom. Large windows flood the space with natural light, showcasing breathtaking views of the valley. Outside, the expansive backyard is a private oasis, framed by NEW fencing and a state-of-the-art SMART irrigation system for effortless upkeep. Enjoy morning tea on the Duradeck balcony with a gas line for your BBQ, and a NEW composite deck below, roughed in for a Hot Tub. The unobstructed views of the nature reserve make every moment feel like a getaway. Additional upgrades elevate this home to the next level: energy-efficient in-floor basement heating (which practically eliminate your heating bills come winter), central air conditioning for those hot summers, a central vacuum system, upgraded appliances, all NEW lighting fixtures, a 75-gallon hot water tank, and a brilliantly designed plumbing manifold. The triple garage offers ample space for vehicles and storage, while recently cleaned furnace and ducts ensure year-round comfort. This is more than a

home—it’s a lifestyle. Thought that was enough? Home is located two blocks away from the Didsbury Hospital as well as close proximity to truly great schools and other local amenities. Experience the tranquility and luxury for yourself. Schedule your private tour today!