



**39 Poplar Crescent
Gregoire Lake Estates, Alberta**

MLS # A2282556



\$695,800

Division:	Gregoire Lake		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,193 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Asphalt, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage		
Lot Size:	0.31 Acre		
Lot Feat:	Garden, Greenbelt, Lake, Landscaped, No Neighbours Behind, Private, See F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	See Remarks	Zoning:	CR
Foundation:	Piling(s), Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		
Inclusions:	N/A		

Why drive hours to a cabin when you can live where you play? Wake up to lake views, unwind in total tranquility, and enjoy the best of Gregoire Lake Estates every day. This is the executive lake property you've been waiting for! Live the lake life without leaving the city limits. 39 Poplar Crescent is an executive bungalow that delivers privacy, space, and luxury—backing directly onto the untouched greenbelt and Gregoire Lake itself. This is more than a home; it's a lifestyle upgrade. Set on a sprawling 13,500 sq ft lot with room for RVs, toys, and a triple heated garage, this 2,193 sq ft residence blends refined finishes with breathtaking natural surroundings. Step inside to soaring vaulted ceilings, panoramic lake views, and a warm, inviting living room anchored by a wood burning fireplace. The chef's kitchen elevates every meal with granite counters, a Thermador gas cooktop, and Jenn Air dual convection ovens. The primary suite is a true retreat—complete with an oversized his and hers walk in closet, dedicated vanity space, and a spa inspired double shower. Hardwood and ceramic tile flooring, central A/C, central vac, upgraded mechanicals, and newly redone roofs with skylights add comfort and peace of mind. Every detail has been cared for. Why drive hours to a cabin when you can live where you play? Wake up to lake views, unwind in total tranquility, and enjoy the best of Gregoire Lake Estates every day. This is the executive lake property you've been waiting for.