



GRASSROOTS
REALTY GROUP

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**26A Poplar Ridge Close
Didsbury, Alberta**

MLS # A2296252



\$529,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,745 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully crafted semi-detached home by Jalin Homes, ideally situated on a quiet cul-de-sac in the charming community of Didsbury. Set on an impressive 8,150 sq ft pie-shaped lot, this property offers exceptional space, privacy, and curb appeal. The oversized double front attached garage and extended driveway ensure parking is never a concern, making this home as functional as it is attractive. Step inside to discover 1,745 sq ft of thoughtfully designed living space, highlighted by luxury vinyl plank flooring, a stunning wood feature wall with built-in bench and coat hooks in the front entry, and a second custom mudroom bench with coat rack for added everyday convenience. The upgraded trim package and spindle railing add a polished, modern touch throughout. The kitchen is a true centerpiece, featuring quartz countertops, undercabinet lighting, a large island, and a large walk-in pantry with wood shelving. The open-concept layout seamlessly connects the kitchen, dining, and living areas—perfect for both entertaining and daily living. Upstairs, you’ll find three spacious bedrooms, a versatile bonus room, and convenient upper-level laundry. The primary suite offers a walk-in closet and a beautifully finished ensuite complete with dual vanities and a fully tiled shower, creating a comfortable and functional retreat. The walk-out basement is undeveloped and full of opportunity, with rough-ins for in-floor heat, a bathroom, and a wet bar or future kitchen. Whether you’re looking to expand your living space or explore additional possibilities (subject to municipal approvals), this lower level provides incredible flexibility. Enjoy immediate possession and peace of mind with a 10-year new home warranty. Located in the welcoming town of Didsbury, you’ll appreciate the strong sense of community along with convenient

access to schools, parks, walking paths, and local amenities—all while being within an easy commute to Airdrie and Calgary.