



GRASSROOTS
REALTY GROUP

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142 Emerald Bay Drive
Rural Rocky View County, Alberta

MLS # A2339813



\$2,199,900

Division:	Springbank		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,608 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	5 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	2.35 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Front Yard, Fruit Trees/Shrub(s), Landscaping		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Concrete

Basement: Full

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Sauna, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Hot Tub, Sauna

Water: Co-operative

Sewer: Private Sewer

Condo Fee: -

LLD: -

Zoning: R-1

Utilities: -

Rarely does a property with this combination of land, water access and views come to market. Set on an exceptional acreage backing directly onto the Bears paw Reservoir, this custom-built walkout bungalow offers remarkable privacy, mature landscaping, expansive outdoor living areas and unobstructed water views, all just minutes from city amenities. Private boat access makes the setting even more unique, creating a true waterfront lifestyle in Springbank. The approximately 7,200 sq. ft. residence was designed to take full advantage of its surroundings. Oversized windows throughout the main living areas frame the reservoir and bring natural light deep into the home. A grand foyer opens toward a dramatic sunroom with soaring ceilings and beautiful water views, while the adjacent glass-enclosed breakfast nook is wrapped in solarium windows, creating a bright, conservatory-like space. Across from the nook, the dining area features a charming arched window and plantation shutters. The spacious kitchen offers granite countertops, extensive cabinetry, built-in appliances, double wall ovens and a large centre island with breakfast seating. Multiple living and gathering spaces provide room for both everyday life and entertaining, including a welcoming family room with fireplace. Much of the main level connects directly to the expansive rear deck, which spans nearly the full width of the home and offers several seating and dining areas overlooking the reservoir, giving you a front-row seat to the changing seasons and incredible sunrises. The primary retreat features vaulted ceilings, a sitting area, private balcony access and spectacular water views. Its spa-inspired ensuite includes heated floors, a soaker tub and oversized glass shower. Every bedroom is generously sized and includes its own ensuite bathroom and walk-in closet, offering exceptional comfort and privacy for

family and guests. The fully developed walkout level adds substantial living space with a large recreation area, wet bar, additional guest accommodations, sauna and direct access to the backyard. Large windows keep the lower level bright while maintaining the reservoir views, and in-floor heating adds year-round comfort. Outside, mature trees, open lawn, garden areas, a greenhouse and multiple entertaining spaces create a private, park-like setting. The scale of the property gives you room to enjoy the outdoors while still feeling sheltered and secluded. Spend summer evenings on the deck, relax on the lower patio, walk to the water's edge or launch a boat from your own private access. An oversized four-car attached garage with in-floor heat provides excellent space for vehicles, storage and recreational equipment. With panoramic reservoir views, direct boat access, exceptional privacy and an irreplaceable waterfront setting, this is a rare opportunity to secure one of Springbank's most distinctive acreage properties.