



GRASSROOTS
REALTY GROUP

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71 Emerald Bay Drive
Rural Rocky View County, Alberta

MLS # A2341011



\$1,399,999

Division: Springbank

Lot Size: 2.10 Acres

Lot Feat: -

By Town: Calgary

LLD: 12-25-3-W5

Zoning: CR

Water: Co-operative

Sewer: -

Utilities: -

Here's your chance to own over TWO ACRES in the highly sought-after Emerald Bay community, complete with EXCLUSIVE BOAT ACCESS to the reservoir and a private boat launch — one of the most unique properties in all of Alberta. This is one of the last remaining VACANT LOTS in the area, offering an incredible opportunity to build your DREAM HOME with breathtaking, one-of-a-kind views of the river and valley. Best of all, this lot is truly development-ready: NO SEPTIC TANK OR WATER WELL REQUIRED! Water and sewage co-op connections are already in place, along with all essential utilities — a rare advantage for acreage living that saves you significant cost, hassle, and ongoing maintenance. Families will love the close proximity to Calgary's top private schools, including the prestigious Edge School and its renowned hockey academy, while the exciting new BINGHAM CROSSING development is set to bring Costco and a full range of shops, dining, and everyday conveniences practically to your doorstep. With easy access to Highway 1, weekend escapes to Banff, Canmore, and Kananaskis are effortless — yet the sweeping valley views create a sense of privacy and seclusion despite being only 20-30 minutes from downtown Calgary. Whether you're teeing off at Springbank Links Golf Course, enjoying a day on the water with family and friends, or grabbing a bite downtown, this location offers the perfect balance of convenience and lifestyle. Imagine summers filled with wake surfing and water skiing after work, ice fishing in the winter, or simply unwinding in this peaceful and beautiful community. Come take a look at this incredible spot and picture the endless possibilities waiting for you!