



**221 Emerald Bay Drive**  
**Rural Rocky View County, Alberta**

**MLS # A2301354**



**\$2,588,800**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	3,534 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	1.70 Acres		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Private Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 150
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC25,DC26
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** Pantry Refrigerator, Wet Bar Refrigerator, Russound Home Automation System, Speakers Built-In

Perfectly positioned along the ridge in Emerald Bay, this custom-built walkout bungalow captures sweeping, unobstructed views of the Bow River and Rocky Mountains. Set on a quiet cul-de-sac, the home offers a rare combination of privacy, elevation, and a constantly changing natural backdrop. The main level is thoughtfully designed to showcase the scenery from nearly every principal room. Soaring vaulted ceilings and expansive windows draw the outdoors in, filling the living spaces with natural light while framing the river valley and mountain peaks beyond. The living room, anchored by a fireplace, flows seamlessly into the dining area and chef-inspired kitchen—creating an ideal setting for both everyday living and entertaining. The kitchen is anchored by a large granite island with seating, complemented by extensive cabinetry, a walk-through pantry, and direct access to a spacious mudroom and oversized laundry room that add exceptional day-to-day convenience. Privately set on its own upper level, the primary suite offers a peaceful retreat with elevated views, a spacious walk-in closet with a dedicated makeup area, and a luxurious ensuite featuring a soaker tub, glass rain and steam shower, and dual vanities. A main floor bedroom with its own ensuite provides flexibility for guests or multi-generational living, while a dedicated office creates a quiet work-from-home space. Above the garage, a private mother-in-law suite with its own separate entrance offers ideal accommodation for extended family, guests, or live-in support. The fully developed walkout basement expands the home’s versatility with three additional bedrooms, multiple bathrooms, a large family room, full bar, gym, and flexible spaces including a den and extensive storage. In-floor heating throughout the lower level and primary ensuite adds an extra layer of comfort

year-round, while direct access to the lower patio creates a seamless indoor-outdoor connection. Outdoor living is just as compelling, with an expansive upper deck perfectly positioned to take in the panoramic views, along with a covered lower patio for more private gatherings. Exposed aggregate finishes on the patio and walkways enhance both durability and curb appeal. The fully finished triple attached garage is designed with both function and presentation in mind, featuring epoxy floors, built-in drainage, and in-floor heat, while an additional bay expands capacity to a total of four vehicles. With 5 bedrooms, 4 full bathrooms plus a powder room, and over 5,800 sq ft of developed living space, this home offers a rare opportunity to enjoy elevated acreage living with truly exceptional views.