



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2190011**



**\$1,249,999**

**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 area, with exclusive boat access to the reservoir. This is one of the last remaining VACANT LOTS in the region, offering an incredible opportunity to build your DREAM HOME with breathtaking views that are truly one of a kind. With a private boat launch at your fingertips, this lot stands out as one of the most unique in all of Alberta. It's ready for development, with water and sewage co-op connections already in place, plus all the essential utilities available. The sweeping views of the river and valley create a sense of privacy and seclusion, yet you're only 20-30 minutes from downtown. 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!