



# Emerald Bay

two spectacular homes to choose from

One of a kind location in Calgary, an exclusive enclave of only 30 homes backing directly onto & with private access to the Bears paw Dam Reservoir. Why drive all the way to your cabin when you can water ski, boat, fish & swim in your backyard, just a 30 minute drive from your downtown office? The adjacent Springbank Links golf course is walking distance & memberships are still available and good schools at all levels are just a 20 minute bus ride away.



142 Emerald Bay Drive, \$2,500,000

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Spectacular large bungalow with walkout basement, 7200= sf of luxurious living space, 4 car heated garage, 4 bedrooms, 6 baths. Everything in this home is on a grand scale and there are unobstructed views of the reservoir from most principal rooms, including the master suite. Features high ceilings, huge windows, extensive hardwood floors, gourmet kitchen with granite counters, breakfast nook/sun-room with glass ceiling, den with full wall of furniture quality built-ins, romantic master suite with vaulted ceiling, spectacular walk-in closet, high windows & French doors opening to the wrap around deck. The walkout is a man's dream with games room, media room, rec room, wine cellar, bar, sauna & hot tub overlooking the water. The 2 acre parcel affords ample privacy.



46 Emerald Bay Drive, \$1,695,000

Exceptional Cape Cod style 2-storey, built in 1997, 3658 sq. ft. on 2 acres, with a triple attached garage & also a separate heated/insulated (40 x 20' with 13' ceiling) studio/workshop & RV garage with bathroom, 220 wiring & phone. This home is perfect for a large family or for entertaining & was designed to take advantage of the water views. Features vaulted ceilings, 4 river-rock fireplaces (1 is outdoors), hardwood floors, kitchen with granite counters & restaurant style appliances, private main floor master bedroom "wing" + 3 large upper bedrooms, den, 2 huge verandas, hot tub, outdoor fireplace.

Presented by

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