



Springbank Links

\$1,150,000
455 Rodeo Ridge

25

Welcome to Springbank Links, a beautiful golf course community in desirable North Springbank, just a 30 minute commute to Calgary city centre. This (almost new) home is set on a quarter acre lot backing onto a treed ravine with view of the golf course, Bow River, COP and the downtown skyline. 455 Rodeo Ridge is 2448 sq. ft. + a fully developed walkout basement for a total of over 3500 sq. ft. of luxurious living space with 4 bedrooms & 4 baths. Finishing details include custom slate tilework,

granite countertops, exotic mahogany hardwood flooring, 3 fireplaces & furniture quality built-ins. The open main floor plan offers a den, great room, 20 x 20' deck & an open kitchen with large island/eating bar, walk-thru pantry & high-end stainless steel appliances including a wine fridge. Enjoy the gorgeous, tranquil views from all principal rooms. A gracefully curved stairway with hardwood treads & iron spindles leads you up to 3 bedrooms. Enjoy the ravine & views from the master sitting room with windows on 3 sides & a fireplace shared with the master

bedroom. The 5 piece ensuite bath with slate tiled shower (with granite bench) & separate "ultrabath" air jet tub. Bedroom #2 & #3 share a 4-pc "jack 'n jill" bathroom. Walkout basement development includes an open family room & games room combination with a stone fireplace & a large curved web bar area with granite countertop & glass tiled backsplash. The 4th bedroom has an adjacent spa-like 3-pc bath with heated floor & shower with rain-head. The house has central air conditioning, CAT-5 wiring & is wired for sound. Triple garage.



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Emerald Bay

\$1,850,000
46 Emerald Bay Drive

26

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 just a 30 minute drive from your downtown office? A small babbling brook runs down to the reservoir, 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. It's been years since a location of this kind has come

onto the marketplace. 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 (4 teen or adult sized bedrooms) or for entertaining & was designed to take advantage of the water views. Features high vaulted ceilings, 4 river-rock fireplaces (1 is outdoors), hardwood floors, multiple french doors, country kitchen with granite counters & restaurant style appliances including Sub-Zero fridge

& Ultra-line gas range, private main floor master bedroom "wing" with wrap around windows/French doors, fireplace & 5-pc ensuite, 3 large upper bedrooms, main floor den, 4 bathrooms, 2 huge verandas, heritage stone patio, hot tub, outdoor fireplace, easy care landscaping with underground sprinklers, children's playhouse & built-in playset.

Community fees consist of \$120/year to cover marina use, \$1800/year for water/sewer & \$15/month for garbage removal.



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