



GRASSROOTS

REALTY GROUP

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**49 Rockhaven Green NW
Calgary, Alberta**

MLS # A2326046



\$1,249,900

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,807 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Gentle Sloping, Low Maintenance Landscap		

Heating:	Heat Pump	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 90
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bidet, Built-in Features, Chandelier, Closet Organizers, Double Vanity, French Door, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Solar Tube(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	N/A		

\$10,000 BUYER BONUS This is the kind of home that feels different from the moment you step inside. A 2024 CUSTOM ECO-BUILD set in Rocky Ridge's exclusive ECO HAVEN ENCLAVE, it pairs true ZERO-CARBON CONSTRUCTION with refined, high-end design. Located on a quiet CUL-DE-SAC with SOUTH EXPOSURE and a unique open-corner feel, the home stands out immediately with its modern architecture, metal roofing & black aluminum-clad Low-E windows. Inside, wide-plank hardwood, custom millwork, and expansive windows create an atmosphere of quiet luxury. Light pours in from every direction, bringing warmth to the oak accents and a sense of calm to the home's airy, open layout. Built as a true ALL-ELECTRIC RESIDENCE WITH NO GAS LINE TO THE PROPERTY, this home is designed for long-term sustainability and year-round comfort. 28 fully registered SOLAR PANELS produce more energy annually than the home consumes, per the EnerGuide report. A MITSUBISHI ELECTRIC HEAT PUMP provides efficient heating & cooling, supported by an upgraded Lifebreath HRV system for continuous fresh air circulation. Advanced insulation, airtight construction, TRIPLE PANE LUX windows, smart LED lighting, and high-efficiency appliances work together to create a whisper-quiet interior that stays warm in winter, cool in summer, and operates at roughly half the utility cost of a comparable home! The main floor is designed for connection & function. The showpiece kitchen features a waterfall quartz island, warm oak cabinetry, induction cooktop, wall oven, French door fridge, wine fridge, & POT FILLER. A hidden PREP KITCHEN keeps the main space streamlined and clutter-free. The dining area flows seamlessly into the bright living room with a modern fireplace & access to the South-facing balcony. A designer powder

room completes the level. Upstairs, a central bonus room anchors the bedrooms. The primary retreat offers an 11-ft ceiling, private balcony with DT VIEWS, boutique-style walk-in closet, and a spa-inspired ensuite with heated floors, dual vanities, freestanding soaker tub, and STEAM shower. Two additional bedrooms include walk-in closets and private 4-pc ensuites. A fully appointed laundry room adds practical convenience. The lower level expands the home with 9-ft ceilings and large windows that keep the space bright and welcoming. A spacious rec room with custom built-ins & wet bar creates the perfect setting for entertaining. A full bedroom and bathroom provide flexibility for guests, older children, or multigenerational living. Direct access to the FINISHED attached garage with EPOXY FLOORING & EV CHARGER enhances daily ease. Located across from a private pocket park with a picnic area & basketball court, and close to pathways, playgrounds, green space, and community gardens. Quick access to Crowchild Trail, Stoney Trail, the Rocky Ridge YMCA, and Tuscany LRT station makes commuting simple. This is modern luxury designed for the future: energy independent, architecturally refined, and built to stand apart.