



GRASSROOTS
REALTY GROUP

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105 Rockhaven Green NW
Calgary, Alberta

MLS # A2327543



\$1,449,999

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,792 sq.ft.	Age:	2023 (3 yrs old)
Beds:	7	Baths:	5
Garage:	220 Volt Wiring, Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Low Maintenance Landscape, No Back Lane, Sloped Do		

Heating:	Central, Electric, ENERGY STAR Qualified Equipment, Forced Air, Heat Pump	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 90
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Track Lighting, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	N/A		

Experience breathtaking mountain vistas in this custom-built luxury residence that redefines executive living through exceptional design, elevated finishes, and an uncompromising commitment to comfort and sustainability. One of only 25 homes in EchoHaven, Rocky Ridge's award-winning all-electric eco-enclave, this custom build holds certifications that very few homes in Calgary can claim. ILFI certified, designed to produce as much energy as it consumes annually. CMHC EQUilibrium™, built to one of Canada's highest standards for healthy, efficient living. EnerGuide 84+, engineered to outperform conventional homes in energy efficiency. And an Alberta Emerald Award Finalist, recognized for leadership in sustainable design and innovation. The community permanently preserves 60% of its natural land, with glacial wetland ponds, aspen stands, and a creek co-owned by residents. This isn't simply an energy-efficient home. It is an independently recognized high-performance residence built to top most standards. 7 bedrooms & 5 bathrooms across three fully finished levels. Independently blower-door tested to 0.49 ACH50 (Passive House airtightness). No gas lines; heat pump heating and cooling backed by rooftop solar. Underground rainwater harvesting cuts municipal water use by up to 72%. Double garage with EV charger rough-in. Inside, 9-ft ceilings on all levels, 8-ft main floor doors, zero carpet, engineered hardwood and LVP throughout. Upgraded quartz countertops across the entire home. Main kitchen features a built-in oversized refrigerator, wall oven, wall microwave, cooktop with Elica hood fan, and wine cooler. Separate spice kitchen with induction cooktop and second refrigerator. Main level also includes a bedroom/home-office along with a 3-piece bath, electric fireplace, and mudroom with built-in bench. All closets and wardrobes in

upgraded MDF. Whole-home surround sound installed throughout. Upstairs: primary suite with heated ensuite floors, dual vanities, soaker tub, and tiled shower. Second bedroom has private ensuite and dual closets; third and fourth share a Jack-and-Jill with dual vanities. Basement adds two bedrooms, full bath, flex room, wet bar with refrigerator and the secondary laundry. The Shane Homes YMCA (World's second largest) is a short walk away alongside the Rocky Ridge Athletic Park currently under development. Tuscany LRT reaches downtown in 26 minutes. Top-rated public and Catholic schools within walking distance including William D. Pratt School and Royal Oak School. Robert Thirsk High School with AP courses, St. Maria Goretti, and St. Francis High School are also at a short driving distance. Co-op, Sobeys, Walmart, and Crowfoot Crossing minutes away by car. Direct access to Crowchild and Stoney Trail. Rocky Ridge ranks in Calgary's top 10 safest neighbourhoods. East-facing stucco and natural stone exterior. A home this refined, in a community this rare, does not come around twice. See more on the property website!