



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

105 Rockhaven Green NW
Calgary, Alberta

MLS # A2333517



\$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 Down		

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 redefining executive living through exceptional design, elevated finishes, and an uncompromising commitment to sustainability. One of only 25 homes in EchoHaven, Rocky Ridge's award-winning all-electric eco-enclave, this build holds certifications few Calgary homes can claim. ILFI certified, designed to produce as much energy as it consumes annually. CMHC EQUilibrium™, built to Canada's highest standards for healthy, efficient living. EnerGuide 84+, engineered to outperform conventional homes in energy efficiency. Alberta Emerald Award Finalist for leadership in sustainable design. The community preserves 60% of its natural land - glacial wetland ponds, aspen stands, and a resident-owned creek. Not simply an energy-efficient home. An independently recognized high-performance residence. 7 bedrooms & 5 bathrooms across three fully finished levels. 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 includes a bedroom/home-office, 3-piece bath, electric fireplace, and mudroom with built-in bench. All closets in upgraded MDF. Whole-home surround sound. 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 secondary laundry. Step outside to a brand new 49x11 composite deck/patio with sleek aluminum railings, accessible from the main floor sliding door and both sides of the backyard. Lush sod on both side yards and the front - polished and move-in-ready. Whether hosting on a summer evening or unwinding after a long day, this outdoor space delivers. Shane Homes YMCA (World's second largest) steps away, alongside Rocky Ridge Athletic Park under development. Tuscany LRT reaches downtown in 26 minutes. Top-rated public and Catholic schools within walking distance: William D. Pratt, Royal Oak School, Robert Thirsk High with AP courses, St. Maria Goretti, and St. Francis High nearby. Co-op, Sobeys, Walmart, and Crowfoot Crossing minutes away. 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!