



**33 Rockhaven Green NW
Calgary, Alberta**

MLS # A2129350



\$939,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	1,465 sq.ft.	Age:	2009 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Environmental Reserve, Lawn, Low Maintenance Lar		

Heating:	Ceiling, Electric, Radiant, Solar, Zoned	Water:	-
Floors:	Concrete, Cork	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 90
Basement:	Separate/Exterior Entry, See Remarks	LLD:	-
Exterior:	Aluminum Siding , Manufactured Floor Joist, Stucco	Zoning:	RS-2
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Tankless Hot Water, Track Lighting, Walk-In Closet(s), WaterSense Fixture(s)		
Inclusions:	Built-in appliances, wall and floor units in entertainment room, wall units and cabinets, dining table.		

For more information, please click on Brochure button below. Are you looking for the ultimate eco- escape with superior comfort, safety, and security, yet minutes from all services? A model of sustainability, this one-of-a-kind home is designed for optimum occupant comfort, light, privacy, and air quality. Architecturally designed specifically for this site, the design maximizes solar gain and natural light. Custom built to the highest performance standards, the superior building envelope has R54 in the walls and R105 in the roof and specialized fiberglass windows, meaning this home is cool in summer, warm in winter and quiet. Complete with renewable utilities, like solar system, passive solar heating, solar thermal hot water, and a 6000L water cistern. A smart flexible layout includes a large south-facing living and dining area, which opens to a large deck with a private view of the environmental reserve. The open-concept gourmet kitchen is perfect for entertaining. The main floor has 2 bedrooms complete with adjacent bathrooms and a secret loft. The master ensuite overlooks the deck and has a view of the pond and forest, a walk-in closet, and an amazing bathroom. The second bedroom has a walk-in closet and a beautifully finished bathroom. The lower level is designed for a separate wheelchair-accessible suite, complete with bedroom, bathroom and laundry, and a beautiful living area. The oversized tandem garage is perfect for storing sports equipment and is ready to charge your EV. Durable and sustainable materials, including a steel roof, metal railings, and concrete floors mean many years of low maintenance service. Built to Net Zero emission and healthy home standards, this home is one of 13 Canada Mortgage and Housing Corporation (CMHC) Equilibrium demonstration houses. Located in the secure community of EchoHaven, a cluster of 25 eco-homes in a natural

setting. New YMCA 5 minutes walk.