

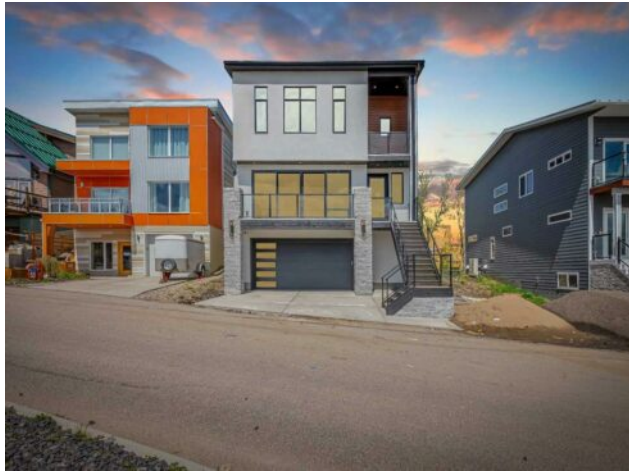


**GRASSROOTS**  
REALTY GROUP

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**49 Rockhaven Green NW  
Calgary, Alberta**

**MLS # A2134949**



**\$1,499,777**

<b>Division:</b>	Rocky Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,804 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot		

<b>Heating:</b>	Central, High Efficiency, Electric, Heat Pump	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	\$ 90
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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		
<b>Inclusions:</b>	None		

SUSTAINABLE ELEGANCE, CRAFTED FOR YOU! Welcome to 49 Rockhaven Green NW nestled in an exclusive Eco Haven- ZERO CARBON community in Rocky Ridge WITH LOW HOA, another amazing custom home built by HOME SWEET HOMES. Extensive upgrades and superior quality, with over 3600+ square feet of developed luxurious living. Rich curb appeal with architectural features - This is a must see home! Chef's kitchen includes elegant Calacatta white quartz counter tops with warm-toned veins throughout, Rustic Oak cabinets including Maple Box with stylish gold hardware, Salem Whitecap and Aberdeen cabinets with stylish black hardware, SILGRANIT sink, soft close drawers, beautiful crown moulding and under cabinet lighting. High end Samsung stainless steel dishwasher/microwave/wall oven, 30" electric induction cooktop - 5 element model, Whirlpool 36 cu ft French Door fridge, recessed lighting, oversized central waterfall island with built-in cabinets, separate spice kitchen with full pantry room. The main floor open layout includes a family room walk out to south facing patio with abundance of sun light, ceiling high feature wall electric fireplace, large dining area with ceilings beams with rustic oak finishes, rich wide plank engineered hardwood floors are throughout the main floor. The large front mud room offers walk in closet for extra storage. Half bath on this floor includes vessel sink & smart toilet. An open staircase with glass railing with expensive chandelier leads to the upper level with central bonus room, generous size secondary bedroom with walk in coset, jack & jill access to 4-pc bath, dual master bedroom with walk in closet, large walk-in laundry room, and good size linen closet. Stately primary bedroom suite with high ceiling incudes private balcony to enjoy the gorgeous view of downtown, en-suite includes a his

and hers vanity sinks, huge walk-in closet, over-sized tiled shower with steamer, gorgeous soaker tub with heated floors complete this stunning spa like experience. The FULLY FINISHED lower level offers a guest bedroom with walk-in closet, full bath and a rec room with wet bar, custom entertainment center perfect for hosting parties. This level has direct access to double attached garage. House is situated on a traditional lot across from private park. SUSTAINABLE FEATURES INCLUDES: 28 Solar Panels, Double Stud Wall, Well-Insulated home, Triple Pane Lux Windows, Smart Home features such as sensor LED lights, low flush toilets, Energy Efficient Appliances, Mitsubishi HVAC System with electric Air Source Heat Pump, Upgraded Lifebreath HRV System, Metal roof, Basement & Garage floor is roughed in for In-floor Heating. LUXURY FEATURES INCLUDES: High Ceilings all three levels, Custom woodwork throughout, Built-in Speakers, Stucco Exterior, Brand New- 10 year Progressive Home Warranty. Additional features including pictures can be found in supplements, don't forget to check out the virtual tour. CHECK OUT THE YOUTUBE VIDEO!!