

# \$939,000 - 33 Rockhaven Green Nw, Calgary

MLS® #A2129350

**\$939,000**

3 Bedroom, 3.00 Bathroom, 1,465 sqft  
Residential on 0.07 Acres

Rocky Ridge, Calgary, Alberta

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.

Built in 2009

### Essential Information

MLS® #	A2129350
Price	\$939,000
Sold Price	\$922,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,465
Acres	0.07
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Sold

### Community Information

Address	33 Rockhaven Green Nw
Subdivision	Rocky Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 0C5

### Amenities

Amenities	Gazebo, Parking, Picnic Area, Playground, Recreation Facilities, Visitor
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	Parking
Parking Spaces	4
Parking	Double Garage Attached

## Interior

Interior 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)
Appliances	Built-In Electric Range, Built-In Oven, Dishwasher, Electric Cooktop, Electric Water Heater, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Garage Control(s), Induction Cooktop, Microwave, Microwave Hood Fan, Refrigerator, Water Purifier, Window Coverings
Heating	Ceiling, Electric, Radiant, Solar, Zoned
Cooling	ENERGY STAR Qualified Equipment, Other
Has Basement	Yes
Basement	Separate/Exterior Entry, See Remarks

## Exterior

Exterior Features	Garden, Gray Water System, Lighting, Permeable Paving, Private Yard, Rain Barrel/Cistern(s), Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Environmental Reserve, Lawn, Low Maintenance Landscape, Gentle Sloping, Irregular Lot, Landscaped, Native Plants, Yard Lights, Private, Secluded, Treed, Wetlands
Roof	Metal
Construction	Aluminum Siding, Manufactured Floor Joist, Stucco
Foundation	Wood

## Additional Information

Date Listed	May 6th, 2024
Date Sold	September 20th, 2024
Days on Market	137
Zoning	RS-2
HOA Fees	0.00

## Listing Details

Listing Office	Easy List Realty
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