



THE
A-TEAM

**RE/MAX
FIRST**

49 ROCKHAVEN Green, Calgary T3G 0C5

MLS®#: **A2149003** Area: **Rocky Ridge** Listing Date: **07/12/24** List Price: **\$1,349,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **2,960 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,811**
 Low Sqft:
 Ttl Sqft: **2,811**

DOM

66
Layout
 Beds: **4 (3 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Cul-De-Sac,Private**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Metal**
 Heating: **Central,High Efficiency,Electric,Heat Pump**
 Sewer:
 Ext Feat: **Balcony,Lighting,Playground,Private Entrance,Private Yard**

Construction: **Other,Stone,Stucco**
 Flooring: **Ceramic Tile,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete,See Remarks**

Kitchen Appl: **Bar Fridge,Built-In Electric Range,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,Washer**
 Int Feat: **Beamed Ceilings,Bidet,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,See Remarks,Smart Home,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	7`6" x 10`2"	2pc Bathroom	Main	7`0" x 5`6"
Dining Room	Main	18`9" x 14`0"	Kitchen	Main	18`6" x 15`8"
Spice Kitchen	Main	9`1" x 8`8"	Living Room	Main	18`4" x 17`2"

Bedroom - Primary	Upper	12`5" x 13`4"	5pc Ensuite bath	Upper	13`0" x 9`9"
Bedroom	Upper	15`1" x 11`11"	Bedroom	Upper	14`6" x 11`1"
4pc Ensuite bath	Upper	9`1" x 4`11"	4pc Ensuite bath	Upper	10`8" x 4`11"
Family Room	Upper	12`4" x 16`9"	Walk-In Closet	Upper	5`8" x 13`4"
Laundry	Upper	7`1" x 7`5"	Game Room	Lower	25`9" x 14`0"
Bedroom	Lower	14`0" x 10`8"	4pc Bathroom	Lower	4`11" x 8`5"
Mud Room	Lower	6`11" x 6`4"	Furnace/Utility Room	Lower	6`11" x 9`10"

Legal/Tax/Financial

Condo Fee: **\$90** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**

Fee Freq:
Monthly

Legal Desc: **0910396**

Remarks

Pub Rmks: ****See our Branded YouTube Virtual Tour!** Welcome to DETACHED, NET ZERO ENERGY & ZERO CARBON living in this GORGEOUS 4 bdrm + 4.5 bath, New Build, in Rockhaven Green! Nestled in the exclusive Echo Haven (zero carbon) community in Rocky Ridge, it's another amazing custom home built by HOME SWEET HOMES. Extensive upgrades and superior quality here with 3,600 square feet of developed living space. The huge Chef's kitchen includes elegant Calacutta white quartz counter tops, Rustic Oak cabinets including Maple Box with stylish brushed gold hardware, Salem Whitecap and Aberdeen cabinets with black hardware, Silgranit sink, soft close drawers, beautiful crown moulding & under cabinet lighting. Samsung stainless steel dishwasher/microwave/wall oven, 30" electric induction cooktop, clever built-in pasta pot filler tap, Whirlpool 36 cu ft French Door fridge, recessed lighting, oversized central waterfall island with built-in cabinets, AND SEPARATE SPICE KITCHEN! The Main floor open layout features a large Living room with South facing patio/terrace and an abundance of sunlight, ceiling high feature wall electric fireplace, large Dining area with exposed beams & rustic oak finishes, and rich wide-plank engineered hardwood flooring throughout. The spacious front entrance offers a walk-in closet for extra storage. Half bath on this floor includes vessel sink & smart toilet. An open staircase with glass railing and opulent chandelier leads to the Upper level with central Bonus room, generous 2nd bedroom with walk-in closet, 'Jack & Jill' 4-pc bath, large 3rd bedroom with walk-in closet, and beautifully done Laundry room with TONS of storage. The Primary Bedroom suite features soaring high ceiling with private balcony - perfect for enjoying a downtown view. And the lavish 5-pc Ensuite Spa bath includes elegant 'his & hers' vanity sinks, huge walk-in closet, over-sized tiled shower with steam unit, impressive soaker tub, and heated flooring to keep you cozy when it's chilly. The fully-finished Lower level features large 4th bdrm with walk-in closet, 4-pc bath with designer tile work, and awesome Rec room with wet bar, built-in beverage fridge, and fabulous entertainment center - with plenty of room for your big screen TV. Drive right into the private double garage, with epoxy flooring, EV charging port, Wi-fi enabled opener and 16ft x 8 ft door. SUSTAINABLE FEATURES INCLUDE: 28 Solar Panels, Double Stud Wall, Upgraded-Insulation, Double 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 roofing, Basement & Garage floor is roughed in for In-floor Heating. LUXURY FEATURES INCLUDE: High Ceilings on all three levels, Custom woodwork throughout, Built-in Speakers, Stucco Exterior, and Brand New, 10-year, Progressive Home Warranty. This is a detached home, on a Bareland condo lot, with low fees!**

Inclusions: **Fridge, Stove, Hoodfan in Spice Kitchen**
Property Listed By: **Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











