

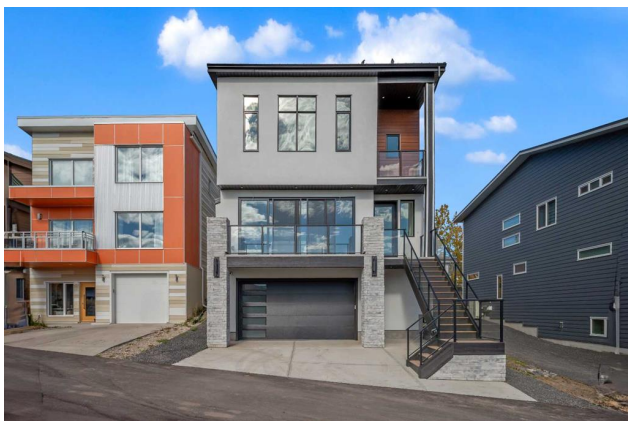


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**49 ROCKHAVEN Green, Calgary T3G0C5**

MLS®#: **A2175723**      Area: **Rocky Ridge**      Listing Date: **10/27/24**      List Price: **\$1,299,888**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **2,954 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **2,804**  
 Low Sqft:  
 Ttl Sqft: **2,804**

DOM

**2**  
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,City Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Built-In Electric Range,Built-In Oven,Electric Range,Microwave,Refrigerator,Washer/Dryer**  
 Int Feat: **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**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	7`5" x 10`2"	Living Room	Main	18`5" x 17`10"
Dining Room	Main	18`8" x 13`8"	Kitchen	Main	18`6" x 15`7"
Spice Kitchen	Main	9`1" x 8`9"	2pc Bathroom	Main	6`11" x 5`8"
Bedroom - Primary	Upper	12`5" x 13`5"	5pc Ensuite bath	Upper	13`2" x 9`8"
Walk-In Closet	Upper	5`8" x 13`5"	Bedroom	Upper	15`1" x 12`0"

<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>4`11" x 10`9"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>14`8" x 11`2"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`1" x 4`11"</b>	<b>Family Room</b>	<b>Upper</b>	<b>12`5" x 17`0"</b>
<b>Laundry</b>	<b>Upper</b>	<b>7`1" x 7`5"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>14`0" x 10`9"</b>
<b>Mud Room</b>	<b>Lower</b>	<b>6`11" x 8`3"</b>	<b>Game Room</b>	<b>Lower</b>	<b>18`5" x 14`11"</b>
<b>4pc Ensuite bath</b>	<b>Lower</b>	<b>4`10" x 8`6"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>7`0" x 10`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$90**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC (pre 1P2007)**

Legal Desc: **0910396**

Remarks

Pub Rmks: **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 closet, 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. BARELAND CONDO WITH LOW HOA FEES. Additional features including pictures can be found in supplements, don't forget to check out the virtual tour. CHECK OUT THE YOUTUBE VIDEO!!**

Inclusions: **None**  
Property Listed By: **eXp Realty**

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















