105 Rockhaven Green NW

Calgary | Active | MLS® A2349141

$1,349,999









Bedrooms	Bathrooms	Year Built	Living area
7	**5**	**2023**	**2,792.2 sq. ft.**

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Listed by Town Residential

A closer look

Experience mountain views and nearly 4,000 sq. ft. of finished living space in this custom-built 7-bedroom residence in EchoHaven, one of Calgary's most distinctive environmentally conscious communities. One of only 25 homes in this award-winning all-electric enclave, the property combines executive-level finishes with exceptional energy performance and independently recognized sustainable design.

ILFI certified and designed to produce as much energy as it consumes annually, the home also carries CMHC EQuilibrium™ recognition, an EnerGuide 84+ rating, and was an Alberta Emerald Award finalist. Exceptionally airtight construction was blower-door tested to 0.49 ACH50. There are no gas lines; heating and cooling are provided by a heat pump system supported by rooftop solar. Underground rainwater harvesting can reduce municipal water use by up to 72%, while the community preserves 60% of its natural land, including wetlands, aspen stands and a resident-owned creek.

Inside, the home offers 7 bedrooms and 5 bathrooms across three fully finished levels. Features include 9-ft ceilings throughout, 8-ft main-floor doors, zero carpet, engineered hardwood and LVP flooring, upgraded quartz counters, MDF closet systems and whole-home surround sound.

The gourmet kitchen includes an oversized built-in refrigerator, wall oven, wall microwave, cooktop with Elica hood fan, wine cooler, large island, pantry and breakfast bar. A separate spice kitchen adds an induction cooktop and second refrigerator. The main floor also offers a bedroom or home office, 3-piece bath, electric fireplace and mudroom with built-in bench.

Upstairs, the primary suite features heated ensuite floors, dual vanities, a soaker tub and tiled shower. A second bedroom has a private ensuite and dual closets, while the third and fourth bedrooms share a Jack-and-Jill bath with dual vanities. The fully finished basement adds two more bedrooms, a full bath, recreation/flex space, wet bar with refrigerator and secondary laundry.

Outdoors, enjoy a new 49 x 11 composite deck with aluminum railings, plus fresh sod along both side yards and the front. A double attached garage includes EV charger rough-in.

Shane Homes YMCA, schools, shopping, parks and transit are all nearby, with Tuscany LRT offering convenient access downtown and Crowchild and Stoney Trail close at hand. A rare opportunity to own a highly efficient, exceptionally finished home in one of Calgary's most distinctive residential communities. See more on the property website!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349141
Bedrooms	7

Bathrooms	5
Year Built	2023
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,792.2 sq. ft.
Main Level Finished Area:	1,232.25 sq. ft.
Below Grade Finished Area:	1,180.75 sq. ft.
Condo Fee:	$90.00
Condo Fee Includes:	Insurance, Reserve Fund Contributions, Snow Removal
Acreage:	No
Lot Area:	4,122 sq. ft.
Lot Frontage:	89'1"
Front Exposure:	East
Unit Exposure:	East
Levels:	Two
Total Rooms Above Grade:	10
Year built:	2023 (Age: 3)
Bedrooms:	7 (Above Grd: 5)
Bedrooms Above Grade:	5
Bedrooms On Main:	1

Bedrooms Below Grade:	2
Bathrooms:	5.0 (Full:5, Half:0)
Num Ensuite Baths:	2
Plan:	0910396
Heating:	Central, Electric, ENERGY STAR Qualified Equipment, Forced Air, Heat Pump
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco
Structure Type:	House
Roof:	Metal
Ensuite:	Yes
Flooring:	Hardwood, Tile, Vinyl
Cooling:	Central Air, ENERGY STAR Qualified Equipment
Fireplaces:	1
Fireplace Details:	Blower Fan, Electric, Great Room
Garage:	Yes
Garage Spaces:	2
Parking:	220 Volt Wiring, Double Garage Attached, Off Street, Parking Pad
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, Multiple Locations, Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Rocky Ridge

Amenities:	Picnic Area, Playground
Appliances:	Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Electric Range, Electric Water Heater, Garage Control(s), Induction Cooktop, Microwave, Refrigerator, Washer, Washer/Dryer, Water Purifier, Window Coverings, Wine Refrigerator
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Bedroom · 13'1" × 10' ·
Main Floor	Dining Room · 18'10" × 8'2" ·
Main Floor	Foyer · 10'7" × 8'9" ·
Main Floor	Kitchen With Eating Area · 14'6" × 13'5" ·
Main Floor	Living Room · 14'11" × 14'6" ·
Main Floor	Mud Room · 11'2" × 9'1" ·
Main Floor	Spice Kitchen · 8'7" × 6'6" ·
Upper Level	Bedroom · 12'1" × 10'4" ·
Upper Level	Bedroom · 18'5" × 11'7" ·
Upper Level	Bedroom · 11'7" × 10'4" ·
Upper Level	Family Room · 13'7" × 13'5" ·
Upper Level	Laundry · 10'1" × 5'11" ·
Upper Level	Bedroom - Primary · 14'1" × 13' ·
Upper Level	Walk-In Closet · 10'4" × 4'11" ·
Basement	Bedroom · 13'1" × 10'2" ·
Basement	Bedroom · 12'5" × 9'6" ·
Basement	Kitchenette · 12'5" × 8'8" ·
Basement	Laundry · 6'2" × 5'7" ·
Basement	Game Room · 18'1" × 12'9" ·
Basement	Furnace/Utility Room · 18'6" × 14'4" ·

Title to Land:	Fee Simple
Community Features:	Park, Pond, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Track Lighting, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Exterior Features:	Lighting
Patio And Porch Features:	None
Lot Features:	Back Yard, City Lot, Low Maintenance Landscape, No Back Lane, Sloped Down
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	DC (pre 1P2007)
Listed Date:	Sep 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/105-rockhaven-green-nw-calgary-a2349141/

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