



## 49 Rockhaven Green Calgary Alberta

\$1,299,888

**\*\*OPEN HOUSE NOV 09/10- NOON-3PM\*\* 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 includes private balcony to enjoy the gorgeous view of downtown, en-suite includes a his and hers vanity sinks...

Bedroom 14.00 Ft x 10.75 Ft

Other 6.92 Ft x 8.25 Ft

Recreational, Games room 18.42 Ft x 14.92 Ft

4pc Bathroom 4.83 Ft x 8.50 Ft

Furnace 7.00 Ft x 10.00 Ft

Foyer 7.42 Ft x 10.17 Ft

2pc Bathroom 6.92 Ft x 5.67 Ft

Primary Bedroom 12.42 Ft x 13.42 Ft

5pc Bathroom 13.17 Ft x 9.67 Ft

Other 5.67 Ft x 13.42 Ft

Bedroom 15.08 Ft x 12.00 Ft

4pc Bathroom 4.92 Ft x 10.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
eXp Realty



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Living room 18.42 Ft x 17.83 Ft

Dining room 18.67 Ft x 13.67 Ft

Kitchen 18.50 Ft x 15.58 Ft

Other 9.08 Ft x 8.75 Ft

Bedroom 14.67 Ft x 11.17 Ft

4pc Bathroom 9.08 Ft x 4.92 Ft

Family room 12.42 Ft x 17.00 Ft