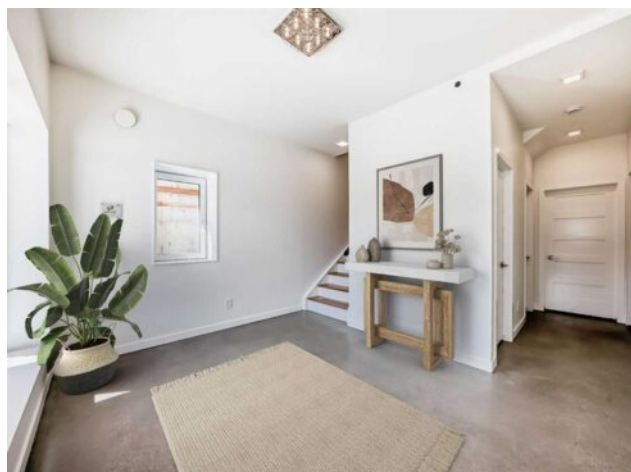


53 Rockhaven Green NW Calgary, Alberta

MLS # A2303281



\$935,000

Division:	Rocky Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,968 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Treed		

Heating:	High Efficiency, Electric, See Remarks	Water:	-
Floors:	Concrete, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 90
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	DC
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NA		

Discover a truly unique home in Echohaven, one of Northwest Calgary's most forward-thinking, energy-efficient communities. This beautifully designed two storey residence offers approximately 2,000 sq. ft. of thoughtfully planned living space, blending modern comfort with cutting edge sustainable design. Built to Certified Passive House standards, this home represents the gold standard in energy efficiency. A passive home is engineered to dramatically reduce energy consumption through a super insulated building envelope, airtight construction, high performance triple pane windows, and advanced ventilation systems. The result is consistent indoor temperatures year-round, exceptional air quality, and significantly lower utility costs. Homes of this caliber are still rare, there are only a limited number of certified passive homes across Alberta, making this property a standout opportunity. For a lower carbon footprint this community does not have natural gas. Home is prewired for solar panels. Inside, you'll find a bright and open floor plan designed for both everyday living and entertaining. All new stainless kitchen appliances. The main floor features durable concrete flooring, which acts as thermal mass absorbing heat during the day and releasing it slowly to help regulate indoor temperatures naturally. The home includes 3 bedrooms, two of them are primary bedrooms with ensuites, 2.5 bathrooms, and a versatile flex room perfect for a home office, gym, or playroom. The kitchen is spacious with a large island for all your food prep and entertaining needs. The main floor has an open great room feel. Expansive windows throughout the home provide abundant natural light while framing beautiful mountain views and enhancing the connection to the outdoors. A high-efficiency Heat Recovery Ventilation (HRV) system continuously circulates fresh air throughout the

home while retaining heat, ensuring a healthier, more comfortable living environment year-round. Step outside to enjoy a treed backyard, ideal for relaxing. The community itself is designed with lifestyle in mind, featuring a shared activity area complete with picnic tables and a hard-surfaced space for sports such as basketball and roller hockey. The community connects to walking trails and is minutes away from the Rocky Ridge YMCA recreation centre. Shopping is also nearby. More than a home, this passive house showcases what truly energy efficient, durable and cost effective design can offer.