



\$ 775,000.00

## 93 ROCKHAVEN GREEN NW CALGARY

<https://paulbrinton.com>

A rare opportunity to 'Live Lightly on the Land' in EchoHaven, an environmentally conscious, green initiative community of 24 unique houses tucked into Rocky Ridge. All the environmentally-friendly homes are built on a small footprint set amongst natural and undisturbed terrain. This modern 2-story home, with over 3,100 sq.ft of...

- 4 beds
- 4 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1158974

**Type:** Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Bare Land

**Post Updated:** 2021-11-30 18:10:15

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 11/10/21

**Two Piece Bath:** 1

**Lot size:** 2831 sq ft

**Year built:** 2013

**Parking:** Double Garage Attached, See Remarks

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Hardwood, Tile

**Community Features:** Other, Schools Nearby, Shopping Nearby

**Fencing:** None

**Cooling:** None

**Total Parking:** 4

**Association Amenities:** Other, Picnic Area, Snow Removal, Visitor Parking

**Exterior Features:** Other

**District:** CAL Zone NW

**Inclusions:** All blinds, 2 fridges, 2 washers, 2 dryers, queen-sized Murphy Bed with built-ins, HRV system (heat recovery ventilator) continuously replaces stale indoor air with fresh air, built-in intercom system



**Interior Features:** Bookcases,Built-in Features,Ceiling Fan(s),High Ceilings,Low Flow Plumbing Fixtures,Master Downstairs,No Animal Home,No Smoking Home,Open Floorplan,Sauna,See Remarks,Tankless Hot Water

**Roof Type:** Rubber

**Lot Features:** Backs on to Park/Green Space,Conservation,Low Maintenance Landscape,Greenbelt,No Neighbours Behind,Views

**Heating Type:** Electric,See Remarks,Solar

## PROPERTY INFORMATION

**Basement:** Finished, Walk-Out

**Laundry features:** Laundry Room, Lower Level, Multiple Locations, Sink, Upper Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 8

**Suite:** No

**Frontage Metres:** 11.07M 36`4"

**Living Area SF:** 1992.90

**Structure Type:** House

**Restrictions:** Easement Registered On Title,Restrictive Covenant-Building Design/Size,Utility Right Of Way

**Levels:** Two

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

**List Price Square Foot:** \$ 388.88

**Photo Count:** 50

**Construction Materials:** Composite Siding,Stucco,Wood Frame

**Foundation:** Combination,Poured Concrete

**Appliances:** Dishwasher,Dryer,Garage Control(s),Microwave,Oven,Range Hood,Refrigerator,Stove(s),Washer

**Subdivision Name:** Rocky Ridge

**Lot Size Acres:** 0.06

