

# \$1,069,999 - 105 Hartford Road Nw, Calgary

MLS® #A2211962

**\$1,069,999**

4 Bedroom, 4.00 Bathroom, 2,041 sqft

Residential on 0.07 Acres

Highwood, Calgary, Alberta

MOVE-IN-READY, DETACHED HOUSE WITH LEGAL BASEMENT SUITE SEPARATE ENTRY! , separate kitchen. This quiet street has beautiful homes in the neighborhood, Please take a drive. Pride of Ownership throughout the home!! Stunning exterior with real stone, Air conditioner for your summers, Legal basement Suite approved by City, where you could live, rent out, or Air BnB and make passive income! Fully landscaped including fencing, specially designed cabinet and big walk-in-closets, 3D sink in the powder room, Trex deck material that will last you for decades, basement bedroom with huge East Facing window, and 2 more huge windows in the basement, ICF blocks on poured concrete foundation for energy savings and better living basement, In floor heat installed in the whole basement, gas fireplace on main floor producing real flames and higher heat output, Quartz countertops, Video surveillance installed, touch screen LG washer/dryer, Hardwood on the main and upper floor. Vinyl in the basement, Tiles all over in washrooms and tile baseboards, Porcelain tiles on the main floor, Water softener installed for Hard Calgary water, & a humidifier for healthy living, and amazing tiles and millwork all over the house. And up to 10 yrs. Alberta home Warranty coverage! Compare pricing around Calgary and you will quickly fall in love with everything offered! This Home is not a skinny infill, as it's built on a Wider 30 Ft Lot providing lots of space. KitchenAid Range, fridge,



Built-in microwave, hood fan, dishwasher, Bar Fridge. Enjoy an Actual Spacious Living Room with Sliding Doors to the Large Back Patio, Ideal for Summers and BBQs! The vaulted ceiling Master bed on the upper floor has a Beautiful Tile Shower, Dual Vanity Sinks, Skylight, and In-floor heat too, and an extra big walk-in closet. Extra mirrors in closets and makeup table. Two more bedrooms and a Laundry Room with Storage and quartz Counter Space. The Lower Level has ample space giving you a big bedroom, with a huge walk-in closet, and a double mirror installed in the closet. Huge study/computer desk, Kitchen with pantry/ Barn Door, Washroom full, separate laundry rough-in and living room. Railing interior and exterior, Centrally located near to schools, shopping. Nearly 2040 Square Feet Above Grade and 800 Square Feet Developed basement + 400 SQFT. Detached Double Garage 20 Ft by 20 Ft with back-lane access + Second concrete patio at the rear with nice planters installed. Lots of Upgrades in this custom-built home! Air conditioner, Real stone/Metal exterior, Built-in ceiling speakers, Video surveillance, 200 Amp Electrical service, trex deck, IN floor heat in master ensuite & whole basement, lcf concrete blocks, Landscape, planters, fencing, extra mirrors in walk-in closets, Frigidaire appliances in Basement kitchen! The smart main door lock, and garage door can be operated from anywhere, All these custom upgrades are worth more than 35k+. some rooms are virtually staged for your enjoyment!

Built in 2025

### **Essential Information**

MLS® #	A2211962
Price	\$1,069,999
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,041
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	105 Hartford Road Nw
Subdivision	Highwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K2A7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street
# of Garages	2

### Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Sump Pump(s), Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Wine Refrigerator
Heating	In Floor, Fireplace(s), Forced Air
Cooling	Central Air, Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding, Concrete, Stone, ICFs (Insulated Concrete Forms)
Foundation	Poured Concrete, ICF Block

### **Additional Information**

Date Listed	April 15th, 2025
Days on Market	49
Zoning	RC2

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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