

# \$1,074,900 - 105 Hartford Road Nw, Calgary

MLS® #A2211962

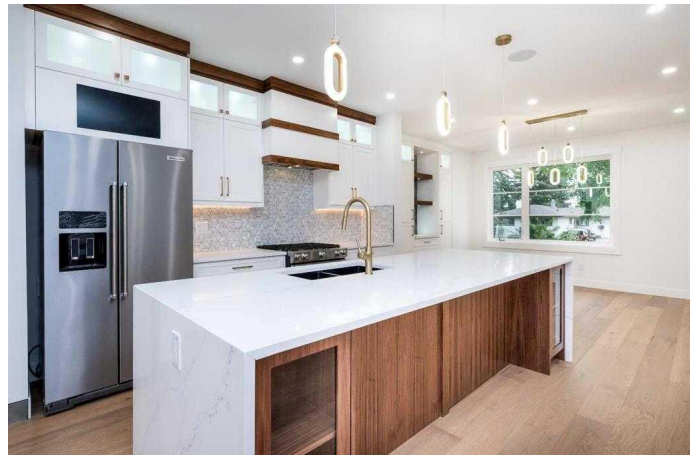
**\$1,074,900**

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 & Laundry facility! 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 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, Infloor heat in master ensuite & whole basement, Icf 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, some rooms are virtually staged for your enjoyment!

Built in 2025

### **Essential Information**

|           |             |
|-----------|-------------|
| MLS® #    | A2211962    |
| Price     | \$1,074,900 |
| 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 | 17               |
| Zoning         | RC2              |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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