\$1,034,000 - 105 Hartford Road Nw, Calgary

MLS® #A2211962

\$1,034,000

4 Bedroom, 4.00 Bathroom, 2,041 sqft Residential on 0.07 Acres

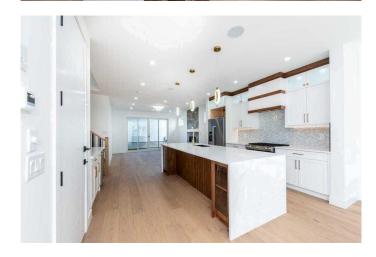
Highwood, Calgary, Alberta

Welcome to this stunning, custom-built detached home located on a quiet street surrounded by beautiful homesâ€"a true gem in one of Calgary's desirable communities. With pride of ownership throughout, this home is packed with premium upgrades and thoughtful features that set it apart! Legal Basement Suite â€" Fully developed with separate entrance, kitchen, laundry rough-in, huge bedroom with a walk-in closet, large windows, and in-floor heating throughout. Ideal for rental, AirBnB, or multi-generational living. Up to 10-Year Alberta New Home Warranty â€" Peace of mind for years to come. Main Floor -Real stone and metal exterior for unmatched curb appeal,

Hardwood flooring throughout, Porcelain tile with tile baseboards, Gas fireplace with real flames & high heat output, kitchen with Quartz countertops, KitchenAid appliances, bar fridge, built-in microwave, and hood fan, Spacious living room with sliding doors to the Trex deckâ€"low maintenance and long-lasting, Beautiful 3D sink in the powder room. Built-in ceiling speakers for a modern touch, Video surveillance for added security, Water softener + humidifier installed for comfort. Upper Floor -Vaulted ceiling master bedroom with: Skylight in en-suite, Dual vanities, Heated floors in ensuite, Tile shower, Massive walk-in closet, Two additional bedrooms + shared bath Laundry room with storage, quartz countertops, and LG touchscreen washer/dryer, Extra mirrors and custom







millwork throughout. Legal Basement Suite: 800+ sqft of professionally developed space, Spacious bedroom with East-facing window and large walk-in closet (with double mirrors), Frigidaire appliances in kitchen + pantry with barn door, Living area, full bath, & study nook, Separate laundry rough-in, Luxury vinyl flooring + in-floor heating for year-round comfort, Built using ICF blocks on a poured concrete foundation for superior energy efficiency. Detached double garage (20x20) with back lane access, Second concrete patio with planters, Fully landscaped and fenced, Smart garage door and main door lock. Over \$40K in Custom Upgrades Include: Air conditioner, Built-in ceiling speakers, 200 AMP electrical, Gas fireplace, Real stone/metal exterior, ICF foundation, In-floor heating (basement & ensuite), Quartz throughout, Premium appliances (Main & Basement kitchens), Trex decking, Video surveillance & smart tech features, Custom millwork, mirrors, tiles, cabinetry, and more! This home offers nearly 2,040 sqft above grade, plus an 800 sqft legal basement suite, and 400 sqft garage.

Built in 2025

Essential Information

MLS® # A2211962 Price \$1,034,000

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, Humidifier, Microwave,

Range Hood, Refrigerator, Washer, Wine Refrigerator, Gas Range,

Water Softener

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 Concrete, Aluminum Siding, ICFs (Insulated Concrete Forms), Stone

Foundation Poured Concrete, ICF Block

Additional Information

Date Listed April 15th, 2025

Days on Market 151

Zoning RC2

Listing Details

Listing Office Real Estate Professionals Inc.

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