

109 Hartford Road NW
Calgary, Alberta

MLS # A2188946



\$1,074,900

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| Division: | Highwood | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,918 sq.ft. | Age: | 2024 (1 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Alley Access, Double Garage Detached, Garage Door Opener | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Lawn, Level, Low Maintenance Landscape, Street Light | | |

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|--------------------|---------------------------------------|-------------------|------|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Stone, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Inclusions: Refrigerator, Oven, Dishwasher, Hood Fan, Gas Cooktop, Microwave, Humidifier, Washer, Dryer, Garage Door opener with control(s)

*** OPEN HOUSE Sat Mar 15, 2025 1pm – 3pm *** Experience unparalleled elegance in this brand-new, custom-built executive home, offering nearly 2,846 square feet of meticulously designed living space. Located on a quiet, tree-lined street in the highly sought-after community of Highwood, this stunning residence combines thoughtful design with luxurious finishes at every turn. The exterior showcases a striking mix of stone and Hardie siding, creating exceptional curb appeal. The grand entrance welcomes you with a feature wall, a built-in bench, and ample closet space. Inside, the open-concept main floor features a chef-inspired kitchen with a breathtaking quartz waterfall island and top-tier KitchenAid appliances, including a 36" gas cooktop, built-in oven, and silent dishwasher. A convenient quartz-topped desk in the main living area adds a stylish yet practical space for those who work or study from home. The spacious living area is centered around a floor-to-ceiling tiled feature wall with a 4-foot electric fireplace, offering both warmth and visual appeal. Large sliding doors lead to a private patio with a gas hookup—ideal for indoor-outdoor entertaining. Upstairs, 9-foot ceilings and a striking chandelier greet you as you enter the private quarters. The primary bedroom is a true retreat, with a spa-like ensuite featuring designer tilework, a freestanding soaking tub, a floating double vanity, and a custom shower. The walk-in closet, illuminated by a sun tunnel, provides both beauty and function. Two additional bedrooms, each with walk-in closets, share a beautifully appointed 3-piece bathroom. A spacious laundry area with a sink adds convenience to this level. The fully finished basement offers 9-foot ceilings making for a bright and open floor plan. This level includes a large bedroom with an oversized walk-in closet, a 3-piece bathroom,

a large recreation room, and a fully equipped wet bar—perfect for entertaining. The impressive mechanical room comes well equipped with a 2 stage high efficiency furnace with additional rough-ins included for central air, security cameras, built-in speakers, and projector setup, as well as hydronic heating in the basement flooring. A detached, insulated double garage accessed from the back lane completes this remarkable home. Located just minutes from McKnight Blvd, Deerfoot Trail, and downtown Calgary, with top-rated schools and amenities nearby, this home offers both luxury and convenience. You must view to appreciate the thoughtful design throughout the entire home.