



GRASSROOTS
REALTY GROUP

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107 Hartford Road NW
Calgary, Alberta

MLS # A2253865



\$1,049,900

Division:	Highwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,924 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Paved		

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-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Skylight(s), Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: Refrigerator, Dishwasher, Electric Stove, Microwave Hood Fan, Garburator, Washer, Dryer

Welcome to 107 Hartford Road NW – a stunning brand-new executive home offering over 2,800 sq ft of beautifully designed living space in the heart of Highwood. Set on a quiet, tree-lined street, this two-storey modern masterpiece boasts exceptional curb appeal with stone, Hardie siding, and Smartboard accents. Step inside to discover a very bright and open floorplan with extensive upgrades throughout—a home that truly must be seen to fully appreciate the quality craftsmanship and detailed finishes that went into this custom build. The main level features 10’ ceilings, a dedicated study/work desk, a spacious dining area, and a dream kitchen with a quartz waterfall island, KitchenAid built-in appliances, a 36” gas cooktop, and designer finishes throughout. The cozy living area includes a dramatic tiled fireplace wall and opens via a sliding patio door to your fully landscaped yard—perfect for summer entertaining. The upper level showcases a gorgeous primary retreat with a sun-tunnel-lit walk-in closet, spa-inspired ensuite with freestanding tub, floating double vanity, and custom tiled shower. Two additional bedrooms each come with their own walk-in closets, along with a 3-piece bathroom and a full laundry room with sink. Downstairs, the fully developed basement features 9’ ceilings, large windows, a spacious recreation area, wet bar, a fourth bedroom with walk-in closet, and a 4-piece bathroom—perfect for guests or multi-generational living. Additional highlights include rough-ins for central A/C, security system, built-in speakers, central vac, basement hydronic in-floor heating, and a projector setup. The insulated double garage offers rear lane access. Ideally located minutes from McKnight Blvd, Deerfoot Trail, downtown, schools, parks, and amenities. This home includes a 1-year new home warranty plus a

10-year Progressive Warranty for ultimate peace of mind.