



GRASSROOTS
REALTY GROUP

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**103 Hartford Road NW
Calgary, Alberta**

MLS # A2282978

\$950,000

Division:	Highwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,041 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	City Lot, Front Yard, Landscaped, Rectangular Lot		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Metal Siding , Stucco	Zoning:	RC2
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	na		

Stunning 2023 Detached Home with Legal Basement Suite & Premium Upgrades. Built in 2023 and backed by 8 years remaining on the Alberta New Home Warranty, this exceptional detached home is located on a quiet street surrounded by beautiful homes—offering comfort, quality, and long-term peace of mind. This property is packed with over \$40,000 in custom upgrades and features a fully developed legal basement suite (approx. \$70K value to build), making it perfect for multi-generational living or mortgage-helping rental income. Main Floor Features: Hardwood flooring throughout. Gas fireplace with real flames & high heat output. Chef's kitchen with Quartz countertops, upgraded appliances, built-in microwave & hood fan. Spacious living room with sliding doors to the deck. Built-in ceiling speakers. Video surveillance system for added security. Premium modern window coverings (over \$10K value). Water softener to combat Calgary's hard water. Smart home features including smart garage door & main door lock. Upper Floor: Vaulted ceiling primary bedroom. Luxurious ensuite with skylight, dual vanities, heated floors & tiled shower. Massive walk-in closet. Two additional bedrooms. Full main bathroom. Laundry room with storage & touchscreen washer/dryer. Legal Basement Suite (Approx. 800+ Sq Ft): Separate private entrance. Full kitchen with walk-in pantry. In-floor heating throughout basement. Spacious bedroom with east-facing window & large walk-in closet. New Samsung electric range & Frigidaire refrigerator. Living area, full bathroom & study nook. Separate laundry rough-in. Additional Highlights: Built with ICF blocks on poured concrete foundation for superior energy efficiency. Air conditioning. 200 AMP electrical service. Metal exterior. Trex decking. Heated floors in basement & ensuite. Quartz countertops.

throughout Appliances included for both main & basement kitchens Premium blinds with 5-year warranty Exterior: Detached double garage (20' x 20') with rear lane access Fully landscaped & fenced yard Size: 2,040 sq ft above grade 800 sq ft legal basement suite 400 sq ft garage A rare opportunity to own a modern, energy-efficient home with luxury finishes and strong income potential. Call to view today! More internal Pics will be uploaded soon. Thanks.