

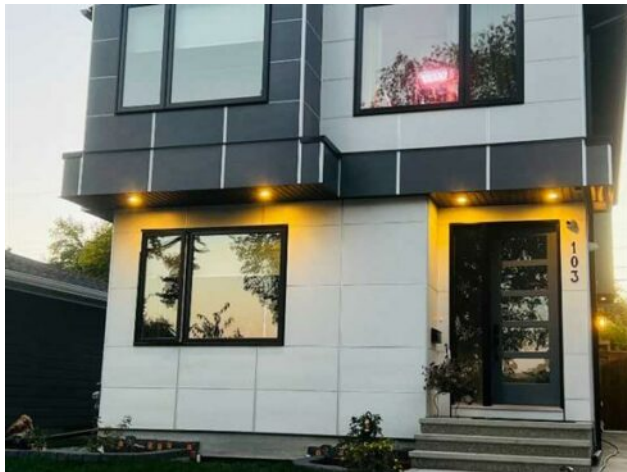


GRASSROOTS
REALTY GROUP

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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.