



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

105 Hartford Road NW  
Calgary, Alberta

MLS # A2211962



**\$1,034,000**

Division:	Highwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,041 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Rectangular Lot		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Aluminum Siding , Concrete, ICFs (Insulated Concrete Forms), Stone	Zoning:	RC2
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Sump Pump(s), Vaulted Ceiling(s)		

**Inclusions:** Air conditioner, Water softener, Bar Fridge, security cameras with monitor screen, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Garage Door Opener, Sump Pump

Welcome to this stunning, custom-built detached home located on a quiet street surrounded by beautiful homes—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 — 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 — 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 deck—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.