

\$1,049,900 - 109 Hartford Road Nw, Calgary

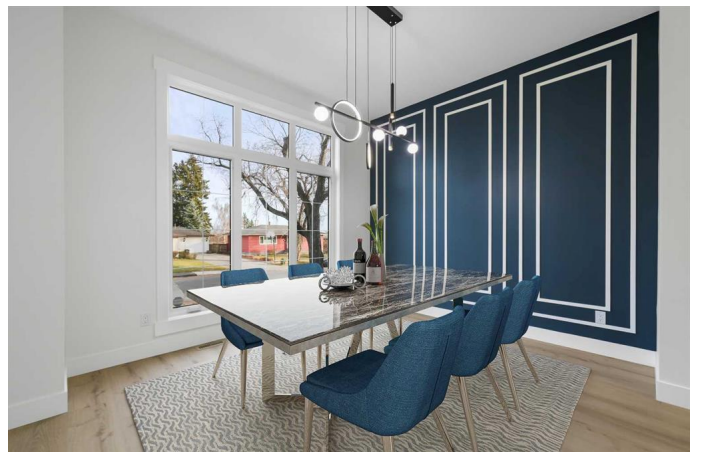
MLS® #A2203419

\$1,049,900

4 Bedroom, 4.00 Bathroom, 1,918 sqft
Residential on 0.07 Acres

Highwood, Calgary, Alberta

*** OPEN HOUSE Sat Apr 12, 2025 2pm - 4pm *** 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 barâ€”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.

Built in 2024

Essential Information

MLS® #	A2203419
Price	\$1,049,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,918
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	109 Hartford Road Nw
Subdivision	Highwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 2A7

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener
# of Garages	1

Interior

Interior 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)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Oven, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Level, Low Maintenance Landscape, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Concrete, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 18th, 2025
Days on Market	27
Zoning	R-CG

Listing Details

Listing Office Greater Property Group

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