

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

MLS® #A2203419

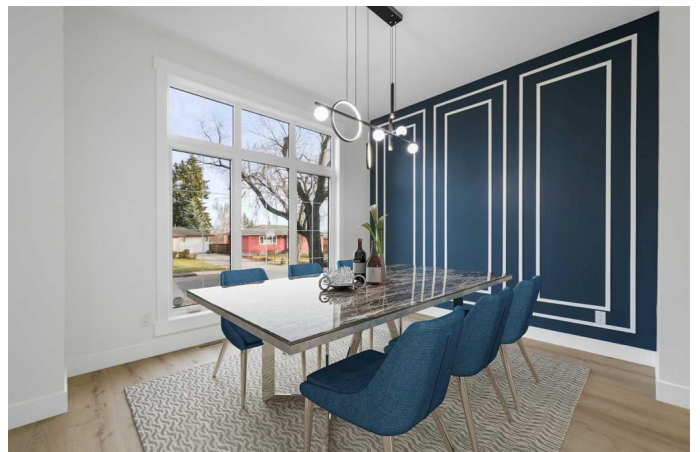
**\$1,049,900**

4 Bedroom, 4.00 Bathroom, 1,918 sqft

Residential on 0.07 Acres

Highwood, Calgary, Alberta

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	55
Zoning	R-CG

### **Listing Details**

Listing Office

Greater Property Group

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