

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

MLS® #A2203419

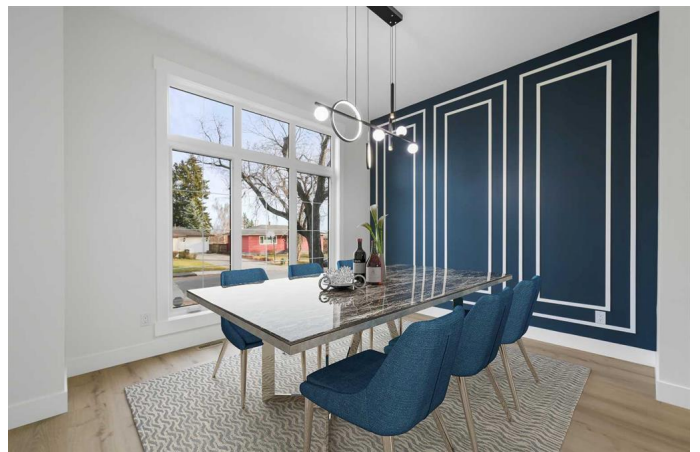
**\$1,049,900**

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 | 42               |
| Zoning         | R-CG             |

### **Listing Details**

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