



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

107 Hartford Road NW
Calgary, Alberta

MLS # A2232298



\$1,049,900

Division:	Highwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,945 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Insulated, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Sump Pump(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to this brand-new executive home over 2800 square feet developed living space located on a calm street with large trees in the desirable community of Highwood. This house must be viewed in person to truly appreciate the design and the attention to detail. The beautiful exterior features a combination of stone, smartboard, and Hardie siding, which creates a striking first impression. Upon entering, you'll find a convenient bench backed with a stylish feature wall and a large closet for ample storage. The spacious dining area flows seamlessly into the large, paint-grade quartz top kitchen, which boasts a long waterfall island. The kitchen is equipped with built-in stainless steel KitchenAid appliances, including a " gas cooktop, built-in oven and low-profile microwave, silent dishwasher, and fridge with exterior water and ice dispenser. Having a dedicated quartz top work/study desk on the main floor is a great touch for those who work or study from home. The actual spacious living area includes a tiled feature wall with an over 4-foot electric fireplace and a sliding door to the patio, perfect for summer BBQs and outdoor entertaining. The mud room offers a bench and ample storage space. The main floor ceilings are an impressive 10 feet high and feature modern lighting fixtures. The upper floor offers a beautiful chandelier in the staircase and a 9-foot-high ceiling. The primary bedroom offers an ensuite bathroom finished with gorgeous tiles which include a custom shower, freestanding oval bathtub, floating double sink vanity, and a large walk-in closet equipped with a sun tunnel to bring natural light in. The upper floor also includes two additional good-sized bedrooms, each with their own walk-in closets—a rare feature in similar properties. A 3-piece bathroom and a good-sized laundry area with a sink complete the upper level. The basement

features 9-foot ceilings and large windows. This bright basement includes a master sized bedroom with a huge walk-in closet, a 3-piece bathroom, a spacious recreational room to hold indoor parties, and a fabulous wet bar. This home is built with fine planning and equipped with various rough ins, including central air conditioning, security cameras and sensors, built-in speakers, central vacuum, projector setup, and hydronic heat for the basement flooring. The master plan was designed with modern conveniences in mind and gives you the option to choose your best finishing products to complete the rough ins (if required). There is also a detached finished insulated double garage with back lane access. This home will come to you fully landscaped. Centrally located in Highwood, this home offers quick access to McKnight Blvd, Deerfoot Trail, downtown Calgary, schools, and numerous amenities.