



107 Hartford Road NW  
Calgary, Alberta

MLS # A2307258

**\$995,000**



<b>Division:</b>	Highwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,930 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Landscaped, Lawn		

<b>Heating:</b>	High Efficiency, Forced Air, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		
<b>Inclusions:</b>	N/A		

BRAND NEW DETACHED Custom Built Executive home in the heart of sought-after "Highwood". Designer craftsmanship is showcased in every area of this exquisite home! With over 2,800 sq. ft. of luxurious living space, this "modern masterpiece" two storey offers 4 bedrooms in total, 3.5 bathrooms, plus a fully finished basement. The main level boasts 10' ceilings and high-end finishes throughout, including a dedicated study/work desk, a spacious dining area - perfect for impressive entertaining - and a gourmet kitchen with a quartz waterfall island, plus high-end stainless steel appliances, including a 36" gas cooktop. The spacious living area showcases a custom "floor to ceiling" fireplace and this area is extended by a private sanctuary of "outdoor living space", via large patio doors. The upper level features an elegant master suite, with a sun-tunnel-lit walk-in closet, plus a spa-inspired ensuite with freestanding tub, floating double vanity with under-valance lighting and a custom tiled shower. Two additional bedrooms - each with a walk-in closet - are adjacent to a spacious 4-piece bathroom. A private laundry room completes the upper level. The fully developed lower level features 9' ceilings, large windows, a spacious recreation area with a feature wall that connects the decor from the rest of the home, plus an upgraded wet bar, a fourth bedroom (walk-in closet) and a 4-piece bathroom - perfect for guests or multi-generational living. Additional highlights include rough-ins for central A/C, security system, built-in speakers, central vac, basement hydronic in-floor heating and a projector setup. The insulated/fully finished double garage offers rear lane access. The west-facing yard is fully landscaped and fenced, perfect for summer entertaining. This home is ideally located minutes from McKnight Blvd, Deerfoot Trail,

downtown, schools, parks, and amenities. Also included are comprehensive warranty protections of up to 10 years, and the home has been expertly built by a seasoned team of professionals with over a decade of experience.