

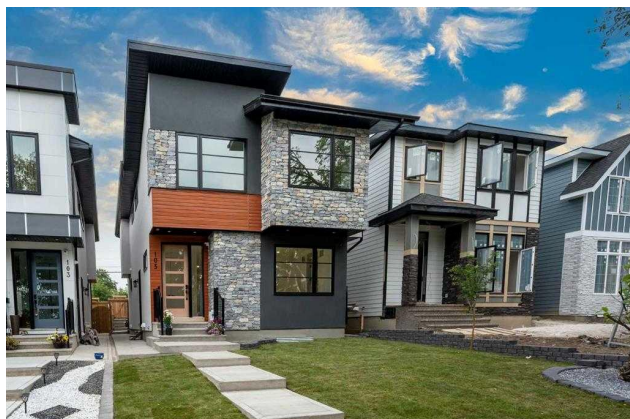


THE
A-TEAM

**RE/MAX
FIRST**

105 HARTFORD Road, Calgary T2K2A7

MLS®#: **A2165836** Area: **Highwood** Listing Date: **09/13/24** List Price: **\$1,169,998**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,000 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,041**
 Low Sqft:
 Ttl Sqft: **2,041**

DOM

6
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Front Yard,No Neighbours Behind,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Detached,Garage Door Opener,Off Street,Paved**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Electric,Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Entrance,Private Yard**

Construction: **Concrete,ICFs (Insulated Concrete Forms),See Remarks,Stone,Stucco**
 Flooring: **Ceramic Tile,Hardwood,Vinyl**
 Water Source:
 Fnd/Bsmt: **ICF Block,Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Convection Oven,Dishwasher,Dryer,Garage Control(s),Gas Range,Humidifier,Microwave,Microwave Hood Fan,Range Hood,Refrigerator,Washer,Water Softener**
 Int Feat: **Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,See Remarks,Separate Entrance,Skylight(s),Sump Pump(s),Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`0" x 5`1"	Foyer	Main	6`7" x 7`6"
Living Room	Main	15`5" x 11`11"	4pc Bathroom	Second	5`9" x 10`0"
Bedroom	Second	11`4" x 11`10"	Bedroom - Primary	Second	14`8" x 16`4"
4pc Bathroom	Basement	9`6" x 5`0"	Kitchen	Basement	5`4" x 10`4"

Furnace/Utility Room	Basement	9`6" x 7`10"	Dining Room	Main	15`0" x 16`0"
Kitchen	Main	16`6" x 12`7"	Mud Room	Main	6`0" x 9`9"
5pc Ensuite bath	Second	7`6" x 18`5"	Bedroom	Second	11`5" x 14`4"
Walk-In Closet	Second	12`7" x 7`0"	Bedroom	Lower	13`0" x 10`0"
Family Room	Basement	14`0" x 15`0"	Walk-In Closet	Basement	6`1" x 8`11"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **Rc2**
 Legal Desc: **2111305**

Remarks

Pub Rmks: **Just completed and MOVE-IN-READY Family Home, lots of upgrades, DETACHED HOUSE WITH LEGAL BASEMENT SUITE SEPARATE ENTRY! , separate kitchen & Laundry facility! This calm street has beautiful homes in the neighborhood, please take a drive. Pride of Ownership throughout the home, count the upgrades!! stunning exterior with REAL STONE, AIR CONDITIONER installed for hot Alberta summers! Legal basement Suite approved by City, where you could live, rent out, or Air BnB and make PASSIVE income! FULL LANDSCAPING including FENCING, many upgrades- specially DESIGNED and big walk-in-closets with huge mirrors, 200 AMP electric service line, 3D sink in the powder room, TREX deck material will last you for decades, basement bedroom with huge E Facing window and 2 extra windows, ICF BLOCKS foundation for ENERGY savings and better living basement, IN FLOOR HEAT installed in the basement, GAS fireplace, QUARTZ countertops, VIDEO SURVEILLANCE installed, touch screen LG washer/dryer, HARDWOOD on the main and upper floor. VINYL in the basement, TILES all over in washrooms and tile baseboards, PORCELAIN on the main floor, WATER SOFTNER installed & HUMIDIFIER for healthy living, specialty Cabinet, amazing tiles and millwork all over the house. And up to 10 yrs. Alberta home WARRANTY coverage! Compare pricing around Calgary and you will quickly fall in love with everything offered! This Home is not a skinny infill, as it's built on a Wider 30 FT Lot providing lots of space. KITCHEN AID Range, fridge, Built-in microwave, hood fan, dishwasher, Bar Fridge. Enjoy an Actual Spacious Living Room with Sliding Doors to the Large Back Patio, Ideal for Summers and BBQs! The vaulted ceiling Master bed on the upper floor has a Beautiful Tile Shower, Dual Vanity Sinks, SKYLIGHT, and IN-FLOOR HEAT in the MASTER Ensuite too, and an extra big walk-in closet. Extra mirrors in closets and makeup table. Two more bedrooms and a Laundry Room with Storage and quartz Counter Space. The Lower Level has ample space giving you a big bedroom, with a huge walk-in closet, and a double mirror installed in the closet. huge study/computer desk, Kitchen with pantry/ Barn Door, Washroom full, separate laundry rough-in and living room. Designer Quartz Countertops throughout, Railing interior and exterior, and STUCCO/REAL STONE/METAL at Exterior! ready to live in the dream house. Centrally located. nearly 2040 Square Feet Above Grade and 800 Square Feet Developed basement + 400 SQFT. Detached DOUBLE Garage with back-lane access + SECOND CONCRETE PATIO at the rear with nice planters installed! Ceiling Speakers all over the house. The main door has a smart lock, and also garage door can be operated from anywhere, new Front sidewalk and some rooms are virtually staged for your enjoyment! Upgrades included in price like Air Cond/Real stone/metal at exterior/ Speakers in ceiling/ video surveillance/ landscape/ planters/ fencing/ extra mirrors/ 200 amp service/ trex deck/in-floor heating /lcf foundation are worth almost \$35k+!!**

Inclusions: **Air conditioner, Water softener, Bar Fridge, security cameras with monitor screen, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Garage Door Opener, Sump Pump**

Property Listed By: **Real Estate Professionals Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

