



THE
A-TEAM

**RE/MAX
FIRST**

109 HARTFORD Road, Calgary T2K 2A7

MLS®#: **A2177801**

Area: **Highwood**

Listing Date: **11/15/24**

List Price: **\$1,098,888**

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: **3,003 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,917**
Low Sqft:
Ttl Sqft: **1,917**

DOM

18
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Low Maintenance Landscape,Level,Street Lighting,Views**
Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Concrete,Stone,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Humidifier,Microwave,Oven,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`8" x 13`4"	Kitchen	Main	15`10" x 13`2"

Dining Room	Main	13`3" x 10`9"
Mud Room	Main	7`10" x 5`4"
2pc Bathroom	Main	5`10" x 5`9"
Walk-In Closet	Upper	8`1" x 6`10"
Bedroom	Upper	10`9" x 10`5"
Bedroom	Upper	10`7" x 9`9"
Laundry	Upper	7`1" x 3`2"
Game Room	Basement	18`4" x 15`11"
Walk-In Closet	Basement	9`10" x 6`8"
Furnace/Utility Room	Basement	10`10" x 6`9"

Foyer	Main	7`8" x 6`4"
Other	Main	7`10" x 4`0"
Bedroom - Primary	Upper	14`0" x 13`3"
5pc Ensuite bath	Upper	15`6" x 8`4"
Walk-In Closet	Upper	6`4" x 4`6"
Walk-In Closet	Upper	5`11" x 4`6"
4pc Bathroom	Upper	9`7" x 4`11"
Bedroom	Basement	12`7" x 11`11"
4pc Bathroom	Basement	8`8" x 8`8"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-CG
Legal Desc:	2311946

Remarks

Pub Rmks: 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 bar—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.

Inclusions:	Refrigerator, Oven, Dishwasher, Hood Fan, Gas Cooktop, Microwave, Humidifier, Washer, Dryer, Garage Door opener with control(s)
Property Listed By:	Greater Property Group

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







