

**103 Hartford Road NW
Calgary, Alberta**

MLS # A2282978



\$950,000

Division:	Highwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,041 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	City Lot, Front Yard, Landscaped, Rectangular Lot		

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Ceramic Tile, Hardwood, Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Concrete, ICFs (Insulated Concrete Forms), Metal Siding, Stucco

Zoning: RC2

Foundation: ICF Block, Poured Concrete

Utilities: -

Features: No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: na

Stunning 2023 Detached Home with Legal Basement Suite & Premium Upgrades Built in 2023 and backed by 8 years remaining on the Alberta New Home Warranty, this exceptional detached home is located on a quiet street surrounded by beautiful homes—offering comfort, quality, and long-term peace of mind. This property is packed with over \$40,000 in custom upgrades and features a fully developed legal basement suite (approx. \$70K value to build), making it perfect for multi-generational living or mortgage-helping rental income. Main Floor Features: Hardwood flooring throughout Gas fireplace with real flames & high heat output Chef’s kitchen with Quartz countertops, upgraded appliances, built-in microwave & hood fan Spacious living room with sliding doors to the deck Built-in ceiling speakers Video surveillance system for added security Premium modern window coverings (over \$10K value) Water softener to combat Calgary’s hard water Smart home features including smart garage door & main door lock Upper Floor: Vaulted ceiling primary bedroom Luxurious ensuite with skylight, dual vanities, heated floors & tiled shower Massive walk-in closet Two additional bedrooms Full main bathroom Laundry room with storage & touchscreen washer/dryer Legal Basement Suite (Approx. 800+ Sq Ft): Separate private entrance Full kitchen with walk-in pantry In-floor heating throughout basement Spacious bedroom with east-facing window & large walk-in closet New Samsung electric range & Frigidaire refrigerator Living area, full bathroom & study nook Separate laundry rough-in Additional Highlights: Built with ICF blocks on poured concrete foundation for superior energy efficiency Air conditioning 200 AMP electrical service Metal exterior Trex decking Heated floors in basement & ensuite Quartz countertops

throughout Appliances included for both main & basement kitchens Premium blinds with 5-year warranty Exterior: Detached double garage (20' x 20') with rear lane access Fully landscaped & fenced yard Size: 2,040 sq ft above grade 800 sq ft legal basement suite 400 sq ft garage A rare opportunity to own a modern, energy-efficient home with luxury finishes and strong income potential. Call to view today! More internal Pics will be uploaded soon. Thanks.