

**103 Hartford Road NW**  
**Calgary, Alberta**

**MLS # A2282978**



**\$950,000**

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

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, ICFs (Insulated Concrete Forms), Metal Siding , Stucco	<b>Zoning:</b>	RC2
<b>Foundation:</b>	ICF Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	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.