



## 109 Hartford Road Calgary Alberta

\$1,098,888

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 e...

Recreational, Games room 18.33 Ft x 15.92 Ft

Bedroom 12.58 Ft x 11.92 Ft

Other 9.83 Ft x 6.67 Ft

4pc Bathroom 8.67 Ft x 8.67 Ft

Furnace 10.83 Ft x 6.75 Ft

Living room 13.67 Ft x 13.33 Ft

Other 7.83 Ft x 4.00 Ft

2pc Bathroom 5.83 Ft x 5.75 Ft

Primary Bedroom 14.00 Ft x 13.25 Ft

Other 8.08 Ft x 6.83 Ft

5pc Bathroom 15.50 Ft x 8.33 Ft

Bedroom 10.75 Ft x 10.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

**Mirror**

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**Kitchen** 15.83 Ft x 13.17 Ft  
**Dining room** 13.25 Ft x 10.75 Ft  
**Foyer** 7.67 Ft x 6.33 Ft  
**Other** 7.83 Ft x 5.33 Ft

**Other** 6.33 Ft x 4.50 Ft  
**Bedroom** 10.58 Ft x 9.75 Ft  
**Other** 5.92 Ft x 4.50 Ft