



# 105 hartford rd Road Calgary Alberta

\$1,135,000

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...

Bedroom 11.33 Ft x 11.83 Ft  
 5pc Bathroom 7.50 Ft x 18.42 Ft  
 Other 12.58 Ft x 7.00 Ft  
 4pc Bathroom 5.75 Ft x 10.00 Ft  
 Primary Bedroom 14.67 Ft x 16.33 Ft

Kitchen 5.33 Ft x 4.83 Ft  
 Bedroom 10.00 Ft x 13.00 Ft  
 Other 6.08 Ft x 8.92 Ft  
 Living room 15.42 Ft x 11.92 Ft  
 2pc Bathroom 6.00 Ft x 5.09 Ft

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Listing Presented By:



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Bedroom 11.42 Ft x 14.33 Ft  
4pc Bathroom 9.50 Ft x 5.00 Ft  
Furnace 9.50 Ft x 7.83 Ft  
Family room 14.00 Ft x 15.00 Ft

Kitchen 16.50 Ft x 12.58 Ft  
Foyer 6.58 Ft x 7.50 Ft  
Dining room 15.00 Ft x 16.00 Ft  
Other 6.00 Ft x 9.75 Ft