



## 105 Hartford Road Calgary Alberta

\$1,058,888

MOVE-IN-READY, DETACHED HOUSE WITH LEGAL BASEMENT SUITE SEPARATE ENTRY! , separate kitchen. This quiet street has beautiful homes in the neighborhood, Please take a drive. Pride of Ownership throughout the home!! Stunning exterior with real stone, Air conditioner for your summers, Legal basement Suite approved by City, where you could live, rent out, or Air BnB and make passive income! Fully landscaped including fencing, specially designed cabinet and big walk-in-closets, 3D sink in the powder room, Trex deck material that will last you for decades, basement bedroom with huge East Facing window, and 2 more huge windows in the basement, ICF blocks on poured concrete foundation for energy savings and better living basement, In floor heat installed in the whole basement, gas fireplace on main floor producing real flames and higher heat output, 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 tiles on the main floor, Water softener installed for Hard Calgary water, & a humidifier for healthy living, and 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. KitchenAid 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 too, and an extra big walk-in closet. Extra mirrors in closets and makeup table. Two more bedrooms and a Laundry Room with Storage and ...

Bedroom 11.33 Ft x 11.83 Ft  
5pc Bathroom 18.42 Ft x 7.50 Ft  
4pc Bathroom 5.75 Ft x 10.00 Ft  
Other 12.58 Ft x 7.00 Ft  
Primary Bedroom 14.67 Ft x 16.33 Ft  
Bedroom 11.42 Ft x 14.33 Ft

Bedroom 10.00 Ft x 13.00 Ft  
4pc Bathroom 9.50 Ft x 5.00 Ft  
Other 6.08 Ft x 8.92 Ft  
Living room 15.42 Ft x 11.92 Ft  
Other 6.00 Ft x 9.75 Ft  
2pc Bathroom 6.00 Ft x 5.08 Ft

Listing Presented By:



Originally Listed by:  
Real Estate Professionals Inc.



**Real Estate Professionals Inc.**

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<b>Furnace</b>	9.50 Ft x 7.83 Ft	<b>Kitchen</b>	16.50 Ft x 12.58 Ft
<b>Family room</b>	14.00 Ft x 15.00 Ft	<b>Foyer</b>	6.58 Ft x 7.50 Ft
<b>Kitchen</b>	5.33 Ft x 4.83 Ft	<b>Dining room</b>	15.00 Ft x 16.00 Ft