



# 107 Hartford Road Calgary Alberta

\$1,096,000

Welcome to this brand-new executive home located on a calm street with large trees in the desirable community of Highwood. This house must be viewed in person to truly appreciate the design and the attention to detail. The beautiful exterior features a combination of stone, smartboard, and Hardie siding, which creates a striking first impression. Upon entering, you'll find a convenient bench backed with a stylish feature wall and a large closet for ample storage. The spacious dining area flows seamlessly into the large, paint-grade quartz top kitchen, which boasts a long waterfall island. The kitchen is equipped with built-in stainless steel KitchenAid appliances, including a 36" gas cooktop, built-in oven and low-profile microwave, silent dishwasher, and fridge with exterior water and ice dispenser. Having a dedicated quartz top work/study desk on the main floor is a great touch for those who work or study from home. The actual spacious living area includes a tiled feature wall with an over 4-foot electric fireplace and a sliding door to the patio, perfect for summer BBQs and outdoor entertaining. The mud room offers a bench and ample storage space. The main floor ceilings are an impressive 10 feet high and feature modern lighting fixtures. The upper floor offers a beautiful chandelier in the staircase and a 9-foot-high ceiling. The primary bedroom offers an ensuite bathroom finished with gorgeous tiles which include a custom shower, freestanding oval bathtub, floating double sink vanity, and a large walk-in closet equipped with a sun tunnel to bring natural light in. The upper floor also includes two additional good-sized bedrooms, each with their own walk-in closets—a rare feature in similar properties. A 3-piece bathroom and a good-sized laundry area with a sink complete the upper level. The basement features 9-foot ceilings and large windows. This bright base...

3pc Bathroom 8.75 Ft x 8.67 Ft  
 Bedroom 12.50 Ft x 11.92 Ft  
 Recreational, Games room 19.50 Ft x 18.17 Ft  
 Furnace 6.67 Ft x 10.75 Ft  
 2pc Bathroom 5.67 Ft x 6.00 Ft  
 Dining room 13.33 Ft x 10.83 Ft

Living room 15.75 Ft x 12.25 Ft  
 Other 7.67 Ft x 6.50 Ft  
 3pc Bathroom 9.75 Ft x 5.00 Ft  
 5pc Bathroom 11.67 Ft x 15.67 Ft  
 Bedroom 10.58 Ft x 15.50 Ft  
 Bedroom 10.17 Ft x 11.92 Ft

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Listing Presented By:



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Foyer 5.33 Ft x 8.00 Ft

Kitchen 16.58 Ft x 18.17 Ft

Laundry room 3.08 Ft x 7.08 Ft

Primary Bedroom 14.08 Ft x 15.75 Ft