



# 103 Hartford Road Calgary Alberta

\$950,000

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.

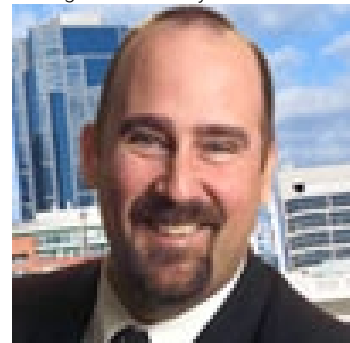
**Additional Highlights:** Built with ICF blocks on poured concrete foundation for superior energy efficiency, Air conditioning, 200 AMP electrical service, Metal exterior, Trex decking, Heated floors in basement & ensuite, Quartz countertops throughout, Appliances included for both main & basement kitchens, Premium blinds with 5-year warranty.

**Exterior:** Detached double garage (20'...

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

- Other 6.08 Ft x 8.92 Ft
- Living room 15.42 Ft x 11.92 Ft
- Family room 14.00 Ft x 15.00 Ft
- Other 6.00 Ft x 9.75 Ft
- Kitchen 16.50 Ft x 12.58 Ft

Listing Presented By:



Originally Listed by:  
Real Estate Professionals Inc.

**RE/MAX Realty Professionals**

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4pc Bathroom 5.75 Ft x 10.00 Ft

Bedroom 10.00 Ft x 13.00 Ft

Furnace 9.50 Ft x 7.83 Ft

Kitchen 5.33 Ft x 4.83 Ft

Dining room 16.00 Ft x 15.00 Ft

2pc Bathroom 6.00 Ft x 5.08 Ft

Foyer 6.58 Ft x 7.50 Ft