



105 Hartford Road Calgary Alberta

\$1,199,998

Amazing Location for this Brand New Just completed and MOVE-IN-READY Family Home, 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 from City, where you could live, rent out, or Air BnB! FULL LANDSCAPING including FENCING, many upgrades- specially DESIGNED and big walk-in-closets with huge mirrors, 200 AMP electric service line, 3D sink in 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 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 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 being 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 BBQ! Vaulted ceiling Master bed on the upper floor has Beautiful Tile Shower, Dual Vanity Sinks, SKYLIGHT and also IN-FLOOR HEAT in MASTER Ensuite too, and extra big Walk In Closet. Extra mirrors in closets and makeup table. Two more bedrooms and a Laundry Room w...

4pc Bathroom 5.75 Ft x 10.00 Ft

5pc Bathroom 7.50 Ft x 18.42 Ft

Bedroom 11.33 Ft x 11.83 Ft

Bedroom 11.42 Ft x 14.33 Ft

Primary Bedroom 14.67 Ft x 16.33 Ft

Recreational, Games room 14.00 Ft x 15.08 Ft

Furnace 9.50 Ft x 7.83 Ft

Other 6.08 Ft x 8.92 Ft

2pc Bathroom 6.00 Ft x 5.08 Ft

Dining room 15.00 Ft x 16.00 Ft

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Listing Presented By:



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Other 12.58 Ft x 7.00 Ft

4pc Bathroom 9.50 Ft x 5.00 Ft

Bedroom 13.00 Ft x 10.00 Ft

Kitchen 5.33 Ft x 10.33 Ft

Foyer 6.58 Ft x 7.50 Ft

Kitchen 16.50 Ft x 12.58 Ft

Living room 16.42 Ft x 11.92 Ft

Other 6.00 Ft x 9.75 Ft