



THE
A-TEAM

**RE/MAX
FIRST**

54 MALIBOU Road, Calgary T2V 1W8

MLS® #: **A2125689**

Area: **Meadowlark Park**

Listing Date: **04/25/24**

List Price: **\$1,999,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2019**
Lot Information
Lot Sz Ar: **5,995 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,930**
Low Sqft:
Ttl Sqft: **3,930**

DOM

24
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Lawn,Low Maintenance Landscape**
Park Feat: **Alley Access,Garage Door Opener,Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Storage**

Construction: **Brick,Stucco**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Oven,Refrigerator,Stove(s)**
Int Feat: **Built-in Features,Central Vacuum,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	7' 11" x 4' 0"	Breakfast Nook	Main	11' 5" x 13' 3"
Dining Room	Main	22' 10" x 19' 10"	Foyer	Main	6' 10" x 7' 0"
Kitchen	Main	16' 4" x 20' 3"	Living Room	Main	34' 10" x 21' 9"
Mud Room	Main	7' 10" x 8' 3"	4pc Bathroom	Second	5' 6" x 9' 1"
5pc Ensuite bath	Second	8' 11" x 20' 7"	Bedroom	Second	13' 0" x 14' 4"
Bedroom	Second	13' 0" x 14' 5"	Family Room	Second	26' 7" x 19' 8"
Laundry	Second	5' 5" x 9' 1"	Bedroom - Primary	Second	14' 9" x 30' 3"

Walk-In Closet
5pc Bathroom
Bedroom
Mud Room
Furnace/Utility Room

Second
Basement
Basement
Basement
Basement

10`1" x 8`0"
6`0" x 14`2"
12`0" x 14`2"
15`10" x 9`8"
8`8" x 25`7"

Walk-In Closet
Bedroom
Kitchen
Game Room

Second
Basement
Basement
Basement

10`0" x 8`2"
12`8" x 14`2"
9`1" x 10`0"
28`2" x 34`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

756HA

Zoning:
R-C1

Remarks

Pub Rmks: **Welcome to this beautiful executive custom built home in the up and coming community of Meadowlark Park. The home offers 5 bedrooms, 4 bathrooms, and over 6000 sqft on all 3 levels. The home has been built with convenience in mind with various custom upgrades. Walking into the property, you are greeted with an open concept space with light pouring in from every window. Beautiful engineered white oak floors flow throughout making for a seamless transition into every room. The large entryway opens up to the entire first floor making for a very bright and open floor plan. The dining area and living area are perfect for hosting and entertaining friends and family. A beautiful stone packed gas fireplace makes for a warm and cozy feel over the entire living room. Just off of the living room are sliding glass doors that lead out to a large deck with access to the backyard and triple detached garage. The kitchen comes equipped with top of the line stainless steel appliances, a large breakfast bar, designer tile backsplash and convenient built in features. Just off of the kitchen is a two piece powder room and a convenient mudroom with built in features with doors to another deck granting access to the garage and backyard. The second level features a large great room as well as a main 4 piece bathroom and laundry room with a sink. The primary bedroom is perfect for unwinding after a long day. The double sided gas fireplace makes for a comfortable, serene setting. Heading into the 5 piece spa like ensuite, you'll first come across his and hers walk in closets. The ensuite consists of many features such as a large soaker tub, two rain shower heads, and double vanities. Two other good sized bedrooms can be found on the second level. The walk-up basement is fully finished with a kitchen giving the potential for an illegal suite as well as in floor heating throughout. The basement has a separate entrance from the backyard which has a mudroom with built in features for added convenience. The basement has two good sized bedrooms and a 4 piece main bathroom with rough in for a washer and dryer. This home is located within walking distance to schools, transportation, and amenities. Must see to appreciate the detail of this custom built home. Exceptional value!**

Inclusions: **Refrigerator, Stove, Oven, Dishwasher, Microwave, Hoodfan, Central Vacuum plus Attachments, Garage door opener with controls**

Property Listed By: **Greater Property Group**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











