

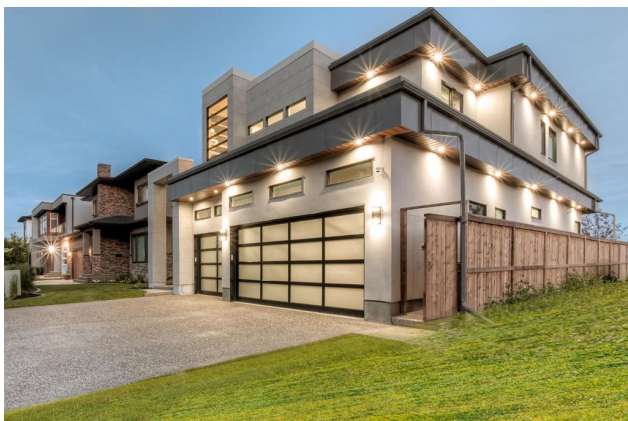


THE
A-TEAM

**RE/MAX
FIRST**

102 MALIBOU Road, Calgary T2V 2A4

MLS®#: **A2143785** Area: **Meadowlark Park** Listing Date: **06/26/24** List Price: **\$1,800,000**
 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: **5,909 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Landscaped**
 Park Feat: **Triple Garage Attached**

Finished Floor Area

Abv Sqft: **3,518**
 Low Sqft:
 Ttl Sqft: **3,518**

DOM

6
Layout
 Beds: **6 (4 2)**
 Baths: **4.5 (3 3)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Utilities and Features

Roof: **Flat** Construction: **Stucco**
 Heating: **In Floor** Flooring: **Carpet,Tile**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dryer,Garburator,Gas Range,Microwave,Range Hood,Refrigerator,Trash Compactor,Washer,Water Purifier,Water Softener,Window Coverings**
 Int Feat: **Central Vacuum,Crown Molding,Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage,Sump Pump(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	14`0" x 16`0"	Bedroom	Second	16`0" x 10`11"
Bedroom	Second	16`0" x 10`11"	Bedroom	Second	16`2" x 12`0"
Bedroom	Basement	15`4" x 11`9"	Bedroom	Basement	15`3" x 13`11"
2pc Bathroom	Main	6`10" x 5`2"	4pc Bathroom	Second	10`7" x 5`7"
5pc Ensuite bath	Second	11`6" x 12`2"	3pc Ensuite bath	Second	8`6" x 4`9"
2pc Bathroom	Basement	6`5" x 7`8"	2pc Bathroom	Basement	9`5" x 4`9"

Pantry
Walk-In Closet

Main
Second

14` 4" x 7` 5"
12` 2" x 7` 4"

Laundry

Second

13` 2" x 7` 11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1311549

Zoning:
RC-1

Remarks

Pub Rmks:

Welcome to your modern masterpiece nestled in the prestigious Meadowlark Park. Boasting nearly 5000 sq/ft across three levels, 6 bedrooms, 4 full bathrooms, 2 half bathrooms this home epitomizes luxury living with meticulous attention to detail and top-tier craftsmanship throughout. Step inside to discover a seamless blend of sophistication and functionality. From the bespoke staircase adorned with glass railing walls to the meticulously designed wainscoting and feature walls, every element exudes elegance. Recent upgrades such as epoxy garage floors, A/C, a radon reduction system, water softener, and water filtration system enhance both comfort and convenience. The exterior showcases custom metal paneling and nichiha fiber cement, ensuring a striking facade. Inside, the open-concept layout features fully tiled floors and a breathtaking living space highlighted by a marble-accented fireplace. Adjacent is the dedicated dining area leading to the expansive kitchen, equipped with top-of-the-line appliances and a center island. Upstairs, indulge in the luxury of four bedrooms, three bathrooms (one of which is a Jack & Jill). The master suite boasts a spacious walk-in closet and a lavish Japanese soaker tub, offering a tranquil retreat. The lower level presents two additional bedrooms and bathrooms, complemented by a generous living space adorned with another stone-accented fireplace. Experience seamless indoor-outdoor living with a beautifully landscaped front yard and a sun-soaked south-facing backyard with patio space, perfect for entertaining. Integrated speakers throughout the home and outdoors elevate your audio experience. Additional features include a main floor powder room, office space, mudroom, expansive pantry, upstairs laundry, and a heated triple car garage. Virtual tour is available. Call today for your private showing!

Inclusions:
Property Listed By:

**Radon reduction system
Royal LePage Benchmark**

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









