



THE
A-TEAM

**RE/MAX
FIRST**

102 MALIBOU Road, Calgary T2V 2A4

MLS® #: **A2179801** Area: **Meadowlark Park** Listing Date: **11/18/24** List Price: **\$1,850,000**
 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:

Finished Floor Area
 Abv Sqft: **3,538**
 Low Sqft:
 Ttl Sqft: **3,538**

DOM

4
Layout
 Beds: **6 (4 2)**
 Baths: **5.0 (4 2)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Rectangular Lot**
 Park Feat: **220 Volt Wiring,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,In Garage Electric Vehicle Charging Station(s),Insulated,Triple Garage Attached**

Utilities and Features

Roof: **Flat Torch Membrane**
 Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Lighting**

Construction: **Metal Siding ,Stucco,Wood Frame**
 Flooring: **Carpet,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Central Vacuum,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Sump Pump(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`11" x 5`1"
Dining Room	Main	19`1" x 10`6"
Kitchen	Main	14`1" x 21`2"
Mud Room	Main	11`1" x 5`0"
3pc Ensuite bath	Upper	8`7" x 4`11"
5pc Ensuite bath	Upper	11`7" x 12`3"

Room	Level	Dimensions
Breakfast Nook	Main	7`11" x 16`9"
Foyer	Main	7`1" x 6`4"
Living Room	Main	20`7" x 16`9"
Pantry	Main	7`5" x 14`3"
4pc Bathroom	Upper	5`7" x 10`8"
Bedroom	Upper	12`0" x 16`2"

Bedroom Upper 12`11" x 16`0"
Laundry Upper 13`3" x 8`0"
Bonus Room Upper 16`11" x 22`2"
3pc Bathroom Basement 7`8" x 6`5"
Other Basement 5`7" x 8`5"
Bedroom Basement 15`4" x 15`4"
Furnace/Utility Room Basement 19`4" x 17`3"

Bedroom Upper 15`1" x 16`1"
Bedroom - Primary Upper 14`0" x 16`0"
Walk-In Closet Upper 12`1" x 7`4"
2pc Bathroom Basement 9`6" x 4`10"
Bedroom Basement 15`4" x 11`10"
Game Room Basement 25`9" x 23`9"

Legal/Tax/Financial

Title: Zoning:
Fee Simple R-1
 Legal Desc: 1311549

Remarks

Pub Rmks: *****250+k under market value due to seller urgently relocating for work*** Captivated by the quintessential modern design, where the Nichiha fiber cement and metal façade seamlessly harmonize with sleek glass garage doors, you step into a world where craftsmanship and luxury blend effortlessly. A standout amongst the gorgeous block of newly built homes on Malibou Road, mins from Rockyview General Hospital, Chinook Centre and the Glenmore Reservoir. This architectural marvel is a statement in refined living, offering over 5,000 sq ft of meticulously designed space. As you enter, the striking custom staircase framed with glass railings greets you through the den that is currently occupied by the Knabe Baby Grand, hinting at the grandeur that lies beyond. Every inch of this home has been thoughtfully curated, from the smooth tiled floors that lead you into the main living area, to the stunning marble-accent fireplace that anchors the room. Designed for both entertaining and quiet moments, the space flows into a dining area and a chef's kitchen that's nothing short of spectacular. The kitchen boasts sleek, two-tone gloss cabinetry with maple dovetailed drawers, a true mark of quality and design. With top-of-the-line appliances and an expansive island, this kitchen is as functional as it is beautiful—a perfect hub for both gourmet cooking and casual gatherings. Ascend the staircase and you'll find four well-appointed bedrooms, each offering its own sense of retreat. The master suite is your personal sanctuary, with a spacious walk-in closet and a luxurious 5-piece ensuite. Picture yourself soaking in the deep Japanese soaker tub after a long day, or getting ready in the elegant double vanity. One of the additional bedrooms has its own private 3-piece ensuite, while the other two share a convenient Jack and Jill 4-piece bathroom—perfect for family or guests. Each space is designed with comfort and privacy in mind, making sure everyone feels at home. The lower level is designed with relaxation and versatility in mind. A cozy living area with its own fireplace invites you to sink in and relax, while two additional bedrooms offer endless possibilities—whether you envision a home theatre, golf sim, or a more casual lounging experience. Step outside into the meticulously landscaped front yard, where the beauty of the home's exterior design is complemented by nature's touch. The south-facing backyard offers a private outdoor oasis, ideal for enjoying sunny afternoons or evening dinners under the stars. Integrated speakers provide the perfect soundtrack, both inside and out, creating a seamless atmosphere of luxury and comfort. Additional features include a powder room on the main floor, an oversized pantry, upstairs laundry, and a heated triple-car garage with epoxy, all under the watchful eye of installed security cameras for peace of mind. The home directly west sold for 2.1MM in May, so this is sure not to last long! Contact for more details.**

Inclusions: Please Contact
 Property Listed By: Synterra Realty

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











