



123 Malibou Road SW
Calgary, Alberta

MLS # A2136843



\$1,420,000

Division:	Mayfair		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,281 sq.ft.	Age:	1958 (66 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage		

Inclusions: Miele Coffee Maker

Elegant 2,281 square foot 3 bedroom bungalow with many renovations over the past 12 years. With a pleasing layout, large professionally landscaped lot + fully developed basement, this home will work with varied buyer profiles. Living + dining room at the front of the house offer substantial volume with soaring wood beamed ceilings. Large picture window + gas fireplace in the spacious living room, an ideal area for hosting. The kitchen offers loads of cabinets + counter space with two tiered granite island, double ovens, wine fridge + built in coffee maker. Open to the comfy family room. Mudroom + laundry conveniently located off the kitchen. The three bedrooms are a good size with the primary bedroom offering a large ensuite with oversized steam shower. Strong lower level with 2,091.63 developed offers tons of space + includes a huge Rec room with stone surrounded gas fireplace, large gym/flex room, fourth bedroom with huge closet, full bath with soaker tub + stand alone shower. Wine storage, cold room + additional storage room complete this level. Brazilian Cherry hardwood floors + neutral décor throughout. Garage floor and Driveway are newly poured. Bike/walking path + Greenspace separate the property from Glenmore. Excellent location close to all levels of schooling, shops of Britannia + Chinook Center + close to bike paths, Glenmore Reservoir, Calgary Golf + Country Club, Rockyview Hospital + more.