



**3 Malibou Road SW
Calgary, Alberta**

MLS # A2140027



\$935,800

Division:	Meadowlark Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,090 sq.ft.	Age:	1955 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Concrete Driveway, Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Fruit Trees/Shrub(s), Few Trees,		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		
Inclusions:	N/A		

Look No further! Completed RENOVATED! Here's your dreamed LARGE CORNER LOT home nestled on the quiet, tree-lined roads of serene community Meadowlark Park which is only East of prestigious neighborhood Bel-Aire and Mayfair. The prominent position, with enhanced visibility and accessibility, allows ample frontage and a unique layout that provides greater flexibility for future redevelopment and building designs. The main floor boasts elegant hardwood and LVP flooring, creating a warm and inviting atmosphere. An open concept living room and dining area provide ample space for daily activities. The master bedroom features a creative walk-through closet and a luxurious 4-piece ensuite, while another generously sized bedroom completes this level. BTW, the master bedroom closet can easily be converted back into another bedroom if desired. The custom-built modern kitchen is adorned with sleek cabinetry and opulent quartz countertops, providing a perfect blend of style and functionality. Bathrooms have been thoughtfully updated, adding a touch of contemporary elegance. The fully finished basement offers a vast recreation room and family room, an extra bedroom, and another four-piece bathroom, creating a versatile space for various needs. The beautifully landscaped garden and the cozy backyard offer a perfect retreat for relaxation and entertainment. The large, fenced lot is adorned with mature plants, massive concrete patio, creating a private oasis for your morning coffee and evening cocktails. A convenient shed provides additional storage. Other notable upgrades include new fences, external wall, room doors, central air conditioner, furnace, hot water tank, water softener, and humidifier. An updated electrical panel, outlets, and energy-saving LED lighting. The oversized insulated double garage, complete with a

new heater, provides both functionality and comfort. Located close in proximity to parks, golf course, hospital, Elbow Dr./Glenmore Trail/Macleod Trail, Chinook Shopping Centre and well-known school system(Elboya Elementary and Junior High School, and Henry Wise Wood High School.) Ensuring you and your family a convenient lifestyle. This home is not just a dwelling but a statement of luxury and tranquility, a blend of elegance and comfort, waiting for its new owners or investors to start their story! ACT NOW before it’s gone!