



102 Malibou Road SW
Calgary, Alberta

MLS # A2143785



\$1,800,000

Division:	Meadowlark Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,518 sq.ft.	Age:	2019 (5 yrs old)
Beds:	6	Baths:	3 full / 3 half
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped		

Heating:	In Floor	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Flat	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Crown Molding, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s)		
Inclusions:	Radon reduction system		

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!