



## 3 Malibou Road Calgary Alberta

\$935,900

Welcome to this spacious corner-lot home nestled in the serene, tree-lined streets of Meadowlark Park. Situated just East of the prestigious Bel-Aire and Mayfair communities, this residence offers a unique opportunity to own a piece of Calgary's most sought-after neighborhoods. The main floor boasts elegant hardwood floors, creating a warm and inviting atmosphere. An open-concept living room and dining area provide ample space for gatherings. The master bedroom features a walk-through closet and a luxurious four-piece ensuite, while an additional generously sized bedroom completes this level. 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. Stepping outside, the large, fenced lot is adorned with mature plants, concrete patio, creating a private oasis for your morning coffee and evening cocktails. A convenient shed provides additional storage. Notable upgrades include a new fence, 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 have also been installed. The oversized insulated double garage, complete with a new heater, provides both functionality and comfort. Strategically located, this home is a mere five-minute stroll to Chinook Mall and a quick ten-minute drive to downtown. The Meadowlark Park community is renowned for its excellent school catchments, including Elboya Elementary and Junior High School...

Bedroom 3.12 M x 3.45 M

Laundry room 2.57 M x 3.71 M

4pc Bathroom 1.52 M x 1.27 M

Family room 7.52 M x 3.86 M

Furnace 2.08 M x 3.30 M

Bedroom 3.79 M x 2.59 M

Kitchen 2.77 M x 3.73 M

Dining room 2.67 M x 3.66 M

Living room 5.01 M x 3.99 M

3pc Bathroom 1.96 M x 3.23 M

Primary Bedroom 3.94 M x 3.33 M

Bedroom 2.49 M x 3.51 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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