



# 54 Malibou Road Calgary Alberta

\$2,249,500

Welcome to this beautiful executive custom built home in the up and coming community of Meadowlark Park. The home offers 5 bedrooms, 4 bathrooms, and over 6000 sqft on all 3 levels. The home has been built with convenience in mind with various custom upgrades. Walking into the property, you are greeted with an open concept space with light pouring in from every window. Beautiful engineered white oak floors flow throughout making for a seamless transition into every room. The large entryway opens up to the entire first floor making for a very bright and open floor plan. The dining area and living area are perfect for hosting and entertaining friends and family. A beautiful stone packed gas fireplace makes for a warm and cozy feel over the entire living room. Just off of the living room are sliding glass doors that lead out to a large deck with access to the backyard and triple detached garage. The kitchen comes equipped with top of the line stainless steel appliances, a large breakfast bar, designer tile backsplash and convenient built in features. Just off of the kitchen is a two piece powder room and a convenient mudroom with built in features with doors to another deck granting access to the garage and backyard. The second level features a large great room as well as a main 4 piece bathroom and laundry room with a sink. The primary bedroom is perfect for unwinding after a long day. The double sided gas fireplace makes for a comfortable, serene setting. Heading into the 5 piece spa like ensuite, you'll first come across his and hers walk in closets. The ensuite consists of many features such as a large soaker tub, two rain shower heads, and double vanities. Two other good sized bedrooms can be found on the second level. The walk-up basement is fully finished with a kitchen giving the potential for an illegal suite as well as in floor heating throughout. The basem...

- 4pc Bathroom 5.50 Ft x 9.08 Ft
- 5pc Bathroom 8.92 Ft x 20.58 Ft
- Bedroom 13.00 Ft x 14.33 Ft
- Bedroom 13.00 Ft x 14.42 Ft
- Family room 26.58 Ft x 19.67 Ft
- Laundry room 5.42 Ft x 9.08 Ft

- Bedroom 12.67 Ft x 14.17 Ft
- Bedroom 12.00 Ft x 14.17 Ft
- Kitchen 9.08 Ft x 10.00 Ft
- Other 15.83 Ft x 9.67 Ft
- Recreational, Games room 28.17 Ft x 34.42 Ft
- Furnace 8.67 Ft x 25.58 Ft

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

Listing Presented By:



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GREATER PROPERTY GROUP

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CIR

REALTY

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Primary Bedroom 14.75 Ft x 30.25 Ft

Other 10.08 Ft x 8.00 Ft

Other 10.00 Ft x 8.17 Ft

5pc Bathroom 6.00 Ft x 14.17 Ft

2pc Bathroom 7.92 Ft x 4.00 Ft

Breakfast 11.42 Ft x 13.25 Ft

Dining room 22.83 Ft x 19.83 Ft