



# 102 Malibou Road Calgary Alberta

\$1,850,000

\*\*\*250+k under market value due to seller urgently relocating for work\*\*\*Captivated by the quintessential modern design, where the Nichiha fiber cement and metal facade seamlessly harmonize with sleek glass garage doors, you step into a world where craftsmanship and luxury blend effortlessly. A standout amongst the gorgeous block of newly built homes on Malibou Road, mins from Rockyview General Hospital, Chinook Centre and the Glenmore Reservoir. This architectural marvel is a statement in refined living, offering over 5,000 sq ft of meticulously designed space.As you enter, the striking custom staircase framed with glass railings greets you through the den that is currently occupied by the Knabe Baby Grand, hinting at the grandeur that lies beyond. Every inch of this home has been thoughtfully curated, from the smooth tiled floors that lead you into the main living area, to the stunning marble-accent fireplace that anchors the room. Designed for both entertaining and quiet moments, the space flows into a dining area and a chef's kitchen that's nothing short of spectacular. The kitchen boasts sleek, two-tone gloss cabinetry with maple dovetailed drawers, a true mark of quality and design. With top-of-the-line appliances and an expansive island, this kitchen is as functional as it is beautiful—a perfect hub for both gourmet cooking and casual gatherings.Ascend the staircase and you'll find four well-appointed bedrooms, each offering its own sense of retreat. The master suite is your personal sanctuary, with a spacious walk-in closet and a luxurious 5-piece ensuite. Picture yourself soaking in the deep Japanese soaker tub after a long day, or getting ready in the elegant double vanity. One of the additional bedrooms has its own private 3-piece ensuite, while the other two share a convenient Jack and Jill 4-piece bathroom—perfect for family or guests. Each space is ...

3pc Bathroom 7.67 Ft x 6.42 Ft

2pc Bathroom 9.50 Ft x 4.83 Ft

Other 5.58 Ft x 8.42 Ft

Bedroom 15.33 Ft x 11.83 Ft

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Recreational, Games room 25.75 Ft x 23.75 Ft

Foyer 7.08 Ft x 6.33 Ft

Kitchen 14.08 Ft x 21.17 Ft

Living room 20.58 Ft x 16.75 Ft

Other 11.08 Ft x 5.00 Ft

Pantry 7.42 Ft x 14.25 Ft

3pc Bathroom 8.58 Ft x 4.92 Ft

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Listing Presented By:



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**Furnace** 19.33 Ft x 17.25 Ft  
**2pc Bathroom** 6.92 Ft x 5.08 Ft  
**Breakfast** 7.92 Ft x 16.75 Ft  
**Dining room** 19.08 Ft x 10.50 Ft

**4pc Bathroom** 5.58 Ft x 10.67 Ft  
**5pc Bathroom** 11.58 Ft x 12.25 Ft  
**Bedroom** 12.00 Ft x 16.17 Ft