

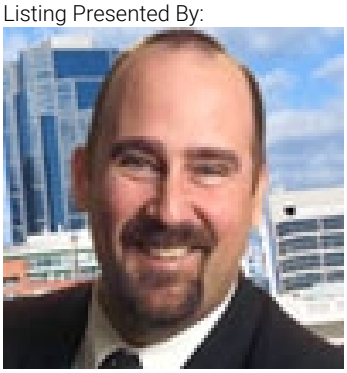
102 Malibou Road Calgary Alberta

$1,850,000

OPEN HOUSE I SUNDAY, NOVEMBER 22 I 12-2PM ** Exceptional Value - Now Offered at $1,850,000** A striking statement in modern luxury, this exceptional custom residence offers over 5,000 square feet of impeccably curated living space in one of Calgary's most desirable enclaves. Distinguished by its sophisticated architectural design, the exterior showcases a refined blend of Nichiha fiber cement, steel accents, and dramatic glass garage doors.Designed for elevated living and effortless entertaining, the main floor features grand open-concept spaces, a stunning designer fireplace, and a striking glass balustrade staircase with sleek integrated handrails, adding a sense of openness and contemporary elegance to the home. The spectacular chef's kitchen is appointed with custom cabinetry, premium appliances, and an expansive island. Every finish has been thoughtfully selected to deliver a seamless balance of elegance and contemporary style.The upper level presents four beautifully appointed bedrooms, including a luxurious primary retreat complete with a spa-inspired ensuite, Japanese soaking tub, and an expansive walk-in closet. The fully developed lower level offers additional living and entertaining space, along with two more bedrooms and endless possibilities for a private theatre, golf simulator, fitness studio, or guest accommodations.A fully landscaped, sun-filled south-facing backyard creates a private outdoor sanctuary, while integrated audio, a heated triple garage with epoxy flooring, and extensive custom upgrades further elevate the experience. Perfectly positioned moments from Downtown, Rockyview General Hospital, Chinook Centre, and the Glenmore Reservoir, this is an extraordinary offering where timeless sophistication meets modern design. Select designer furnishings may be available for purchase separately, offering a rare turnkey opportunity for the disc...

2pc Bathroom 7.83 Ft x 6.42 Ft
3pc Bathroom 9.50 Ft x 9.00 Ft
Other 5.58 Ft x 8.42 Ft
Bedroom 15.42 Ft x 11.75 Ft
Bedroom 15.33 Ft x 15.33 Ft
Dining room 12.58 Ft x 16.25 Ft
Foyer 7.08 Ft x 7.75 Ft
Kitchen 14.00 Ft x 21.25 Ft
Living room 16.00 Ft x 23.67 Ft
Other 11.08 Ft x 5.08 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Recreational, Games room 26.17 Ft x 23.83 Ft

Furnace 19.17 Ft x 7.33 Ft

2pc Bathroom 6.83 Ft x 5.08 Ft

Other 11.00 Ft x 13.67 Ft

Breakfast 12.58 Ft x 11.00 Ft

Pantry 7.50 Ft x 14.50 Ft

3pc Bathroom 8.67 Ft x 4.92 Ft

4pc Bathroom 5.58 Ft x 10.67 Ft

5pc Bathroom 11.75 Ft x 12.33 Ft