



123 Malibou Road Calgary Alberta

\$1,420,000

Elegant 2,281 square foot 3 bedroom bungalow with many renovations over the past 12 years. With a pleasing layout, large professionally landscaped lot + fully developed basement, this home will work with varied buyer profiles. Living + dining room at the front of the house offer substantial volume with soaring wood beamed ceilings. Large picture window + gas fireplace in the spacious living room, an ideal area for hosting. The kitchen offers loads of cabinets + counter space with two tiered granite island, double ovens, wine fridge + built in coffee maker. Open to the comfy family room. Mudroom + laundry conveniently located off the kitchen. The three bedrooms are a good size with the primary bedroom offering a large ensuite with oversized steam shower. Strong lower level with 2,091.63 developed offers tons of space + includes a huge Rec room with stone surrounded gas fireplace, large gym/flex room, fourth bedroom with huge closet, full bath with soaker tub + stand alone shower. Wine storage, cold room + additional storage room complete this level. Brazilian Cherry hardwood floors + neutral decor throughout. Garage floor and Driveway are newly poured. Bike/walking path + Greenspace separate the property from Glenmore. Excellent location close to all levels of schooling, shops of Britannia + Chinook Center + close to bike paths, Glenmore Reservoir, Calgary Golf + Country Club, Rockyview Hospital + more. (id:6769)

- 4pc Bathroom 9.92 Ft x 11.50 Ft
- Bedroom 16.33 Ft x 16.25 Ft
- Cold room 9.00 Ft x 10.08 Ft
- Exercise room 10.92 Ft x 13.50 Ft
- Exercise room 12.00 Ft x 16.08 Ft
- Recreational, Games room 17.83 Ft x 32.00 Ft
- Storage 27.42 Ft x 16.67 Ft
- Other 5.67 Ft x 11.50 Ft
- Wine Cellar 6.67 Ft x 16.17 Ft
- 4pc Bathroom 6.42 Ft x 8.08 Ft

- 4pc Bathroom 8.50 Ft x 10.50 Ft
- Bedroom 11.25 Ft x 11.67 Ft
- Bedroom 11.25 Ft x 11.00 Ft
- Dining room 11.75 Ft x 13.67 Ft
- Foyer 7.92 Ft x 6.33 Ft
- Kitchen 10.67 Ft x 23.17 Ft
- Laundry room 11.42 Ft x 11.25 Ft
- Living room 19.83 Ft x 23.67 Ft
- Living room 10.50 Ft x 19.25 Ft

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