



## 3 Malibou Road Calgary Alberta

\$935,900

OPEN HOUSE SUN, Oct 22, 1:00Pm-3:00pm. 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...

Bedroom 10.25 Ft x 11.33 Ft

Laundry room 8.42 Ft x 12.17 Ft

4pc Bathroom 5.00 Ft x 4.17 Ft

Family room 24.67 Ft x 12.67 Ft

Furnace 6.83 Ft x 10.83 Ft

Bedroom 12.42 Ft x 8.50 Ft

Kitchen 9.08 Ft x 12.25 Ft

Dining room 8.75 Ft x 12.00 Ft

Living room 16.42 Ft x 13.08 Ft

3pc Bathroom 6.42 Ft x 10.58 Ft

Primary Bedroom 12.92 Ft x 10.92 Ft

Bedroom 8.17 Ft x 11.50 Ft

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

Listing Presented By:



Originally Listed by:  
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