

\$1,195,000 - 77 Malibou Road Sw, Calgary

MLS® #A2110655

\$1,195,000

4 Bedroom, 3.00 Bathroom, 1,398 sqft

Residential on 0.13 Acres

Meadowlark Park, Calgary, Alberta

Luxury, uniqueness, and accessibility converge at 77 Malibou Road, defining this one-of-a-kind property as a masterpiece of modern living in the inner city community of Meadowlark Park. This meticulously custom-rebuilt 4+1 bedroom farmstyle bungalow has been thoughtfully designed to elevate your lifestyle.

As you approach, black stamped concrete steps gracefully lead you into the home, setting the tone for the meticulous craftsmanship that awaits within. As you enter through the front door, you're greeted by a dedicated HOME OFFICE with a GLASS WALL bathing the rest of the house in natural light. The open concept design with high vaulted ceilings creates a sense of grandeur, accentuating the spaciousness of the living area. The living room boasts custom-built shelving with individual lighting in each box and a 7' wide electric fireplace, offering both functionality and a cozy ambiance. The heart of this home is its unique kitchen, adorned with a brick backsplash throughout. Top-of-the-line appliances, including a 48" double oven and 8-GAS BURNER, make this kitchen a chef's delight. The farmhouse kitchen sink, Richelieu bronze hardware, corner roll-out spice rack, and a WATERFALL KITCHEN ISLAND with wood and quartz add a touch of sophistication. The push-button cabinetry on the coffee bar enhances the convenience of daily living, while 4HD exterior cameras provide security and are conveniently displayed on the kitchen TV.



The upstairs hallway leads to two bedrooms, including the master suite with vaulted ceilings, a walk-in closet, and an elegant ensuite featuring dark tones, wood, and gold accents. Downstairs, the entertainment space is adorned with a floor-to-ceiling glass-enclosed wine rack, a wet bar, and custom millwork, creating an inviting atmosphere for gatherings. Two additional well-appointed bedrooms and another full bathroom complete the lower level. This property ensures comfort year-round with a BRAND NEW A/C unit for the summer months and a BRAND NEW HOTTUB providing the perfect retreat for relaxation during winter. The TRIPLE CAR GARAGE, equipped with natural gas heat and a 200AMP outlet for charging electric cars, caters to the modern lifestyle.

Make sure you visit the following link highlighting the communities Green Space Revitalization Program (<https://mpca-green-space.my.canva.site/final-design>) which will include tennis & pickleball courts, basketball courts, pump tracks, outdoor gym, gardens, cross country ski trails, etcâ€™.

Built in 1956

Essential Information

MLS® #	A2110655
Price	\$1,195,000
Sold Price	\$1,155,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,398
Acres	0.13
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow

Status Sold

Community Information

Address 77 Malibou Road Sw
Subdivision Meadowlark Park
City Calgary
County Calgary
Province Alberta
Postal Code T2V1X4

Amenities

Parking Spaces 3
Parking 220 Volt Wiring, Heated Garage, Station(s), Oversized, Private
Garage Detached
Waterfront See Remarks

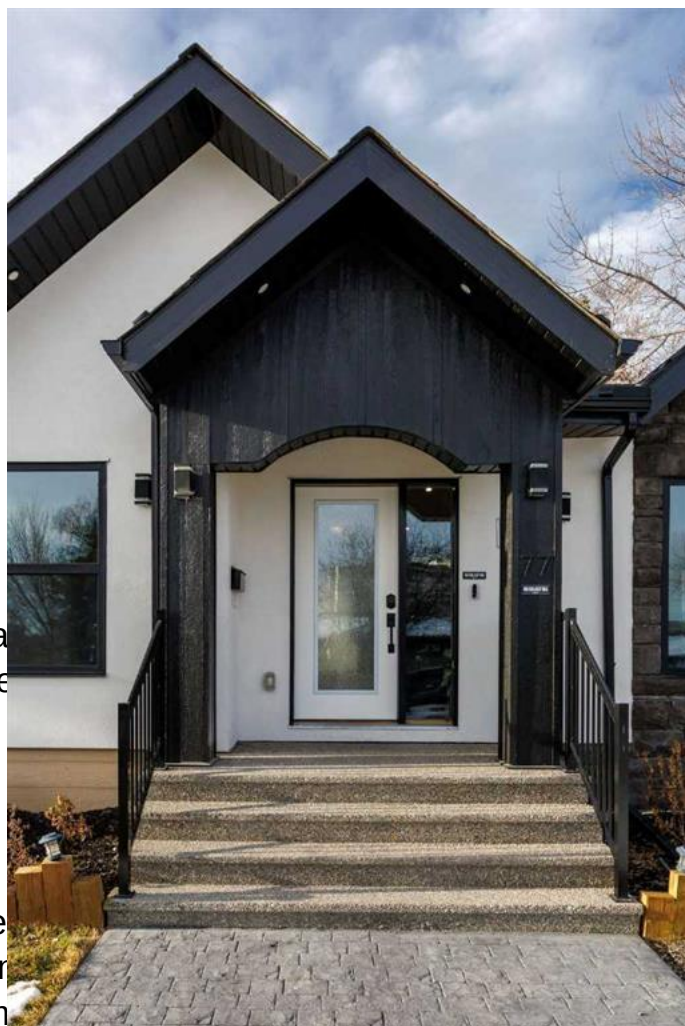
Interior

Interior Features Bar, Beamed Ceilings, Bre Double Vanity, Granite Countertops, See Remarks, Sm Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Double Oven, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Electric, Living Room, See Remarks
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Dog Run, Playground, Tennis Court(s)
Lot Description Back Yard, Dog Run Fenced In, Fruit Trees/Shrub(s), Front Yard, Low Maintenance Landscape, Irregular Lot, Landscaped, Street Lighting
Roof Asphalt Shingle
Construction Stucco, Veneer, Wood Frame
Foundation Poured Concrete

Additional Information



Date Listed	February 27th, 2024
Date Sold	March 15th, 2024
Days on Market	17
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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