



**GRASSROOTS**

REALTY GROUP

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**102 Malibou Road  
Calgary, Alberta**

**MLS # A2316763**



**\$2,150,000**

<b>Division:</b>	Meadowlark Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,561 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	220 Volt Wiring, Aggregate, Front Drive, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Interior Lot, L		

<b>Heating:</b>	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	Radon Reduction System		

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 discerning buyer. A complete inventory of available furnishings is available

upon request.