

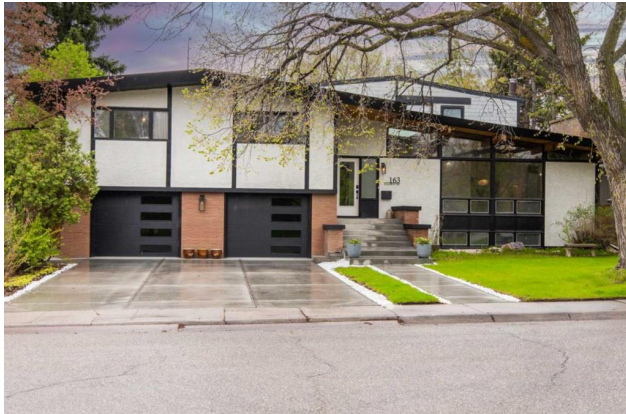


THE
A-TEAM

**RE/MAX
FIRST**

163 MALIBOU Road, Calgary T2V1X5

MLS® #: **A2132938** Area: **Mayfair** Listing Date: **05/22/24** List Price: **\$1,798,000**
 Status: **Active** County: **Calgary** Change: **-\$100k, 29-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1959**
Lot Information
 Lot Sz Ar: **9,762 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **4,569**
 Low Sqft:
 Ttl Sqft: **4,569**

DOM

34
Layout
 Beds: **4 (3 1)**
 Baths: **4.0 (2 4)**
 Style: **5 Level Split**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard**
 Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front,Gated,Multiple Driveways,Rear Drive**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Other,Private Yard**

Construction: **Brick,Cement Fiber Board,Concrete,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Dishwasher,Double Oven,Dryer,Garage Control(s),Garburator,Gas Range,Gas Water Heater,Microwave,Range Hood,Refrigerator,Washer**
 Int Feat: **Bar,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Skylight(s),Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Family Room	Main	21`2" x 11`0"	Kitchen With Eating Area	Main	32`11" x 14`1"
Living Room	Main	25`9" x 16`2"	Other	Main	24`11" x 38`3"
4pc Ensuite bath	Second	8`9" x 13`9"	5pc Bathroom	Second	4`11" x 9`10"
Bedroom	Second	14`2" x 16`9"	Bedroom	Second	11`1" x 14`6"

Bedroom - Primary	Second	13`5" x 15`8"	Walk-In Closet	Second	14`11" x 13`0"
2pc Bathroom	Third	4`7" x 4`5"	Other	Third	4`11" x 6`1"
Loft	Third	17`7" x 15`9"	2pc Bathroom	Lower	6`4" x 4`6"
Laundry	Lower	6`3" x 6`1"	Office	Lower	17`0" x 8`7"
Storage	Lower	17`1" x 6`0"	1pc Bathroom	Basement	9`11" x 6`1"
2pc Bathroom	Basement	4`7" x 6`9"	Bedroom	Basement	9`11" x 13`1"
Laundry	Basement	13`10" x 13`1"	Game Room	Basement	31`6" x 15`5"
Storage	Basement	6`4" x 9`7"	Storage	Basement	4`10" x 6`3"
Furnace/Utility Room	Basement	6`1" x 10`1"	Furnace/Utility Room	Basement	10`7" x 3`8"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **8375HF**

Zoning: **R-C1**

Remarks

Pub Rmks: **Welcome to the epitome of Executive Lifestyle living nestled in one of Calgary's most esteemed communities! Meticulously renovated both inside and out. Situated across from a park, this residence exudes unparalleled luxury, showcasing custom finishes, refined details, and superior craftsmanship. Spanning over 5900 square feet of total living space, this home features a total of 4 bedrooms, 2 full bathrooms and 3 half baths, vaulted ceilings, a basement rec room complete with a wet bar, a double attached garage, and all situated in the highly sought-after enclave of Mayfair. Truly a gem, this property sets a new standard of extravagance! The main level of this residence boasts a thoughtfully designed open concept layout, fostering a sense of airiness and sophistication throughout the primary living areas. Enhanced by vaulted ceilings, exquisite engineered hardwood flooring as well as luxury plank flooring, custom built-ins, and a striking floor-to-ceiling stone fireplace, the combined living and dining spaces over an expansive backdrop is perfect for entertaining guests or simply enjoying quality time with loved ones. The kitchen is a culinary masterpiece, featuring pristine white custom cabinetry, top-of-the-line Thermador appliances, skylights that bathe the space in natural light, soaring vaulted ceilings, and a double quartz island with breakfast bar seating - a haven for any aspiring chef! The large indoor heated swimming pool is great for pool parties in summer or winter. Upstairs, discover three generously proportioned bedrooms, including a master suite boasting a custom-designed closet and a spacious terrace balcony. The indulgent 6-piece ensuite bathroom is a sanctuary in itself, showcasing a double vanity, steam shower, makeup area, and more. Ascend to the top floor mezzanine, where a wet bar awaits, providing access to a breathtaking rooftop oasis. Meanwhile, the basement has been transformed into an entertainer's paradise, featuring an expansive rec room complete with another wet bar, 1 additional bedroom, ample storage space, and so much more. Completing this exceptional residence is a double attached garage, a beautifully landscaped backyard featuring a charming covered patio, dual sheds, a second driveway with gated access, and an array of amenities including proximity to Elbow River and Glenmore walkways, Chinook shopping mall, and just a short 13-minute drive to Downtown Calgary. Experience the pinnacle of luxury living in the coveted community of Mayfair!**

Inclusions: **None**
 Property Listed By: **RE/MAX House of Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













163 Malibu Rd, Calgary, AB

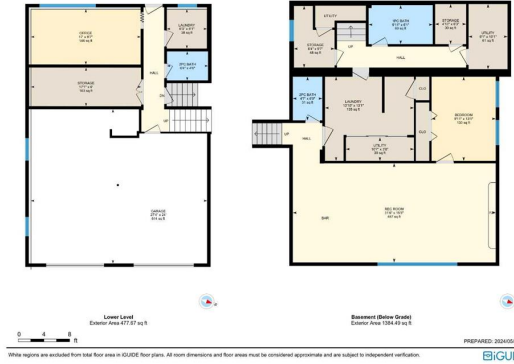
Main Building: Total Exterior Area Above Grade 4569.68 sq ft



White outlines are extracted from total floor area in PDF/BIM floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

163 Malibu Rd, Calgary, AB

Main Building: Total Exterior Area Above Grade 4569.68 sq ft



White outlines are extracted from total floor area in GC/DE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

BIGUIDE