

116 MALIBOU Road, Calgary T2V 1X6

MLS®#: **A2151612** Area: **Mayfair** Listing Date: **07/22/24** List Price: **\$2,799,900**
 Status: **Active** County: **Calgary** Change: **-\$200k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **10,871 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,800**
 Low Sqft:
 Ttl Sqft: **2,800**

DOM

56
Layout
 Beds: **4 (2 2)**
 Baths: **3.5 (3 1)**
 Style: **Bungalow**

Parking

Ttl Park: **3**
 Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Rectangular Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

Construction: **Composite Siding,Stucco,Wood Frame**
 Flooring: **Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Gas Stove,Induction Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	17`2" x 15`2"	Dining Room	Main	17`10" x 17`6"
Pantry	Main	10`10" x 7`9"	Living Room	Main	15`1" x 12`5"
Family Room	Main	18`10" x 15`1"	Foyer	Main	17`9" x 9`4"
Sunroom/Solarium	Main	11`6" x 11`4"	Office	Main	11`4" x 9`0"
Game Room	Basement	24`3" x 16`3"	Laundry	Main	21`0" x 8`5"
Media Room	Basement	22`5" x 14`1"	Exercise Room	Basement	14`8" x 11`0"

Other	Basement	10`9" x 7`7"	Wine Cellar	Basement	7`3" x 3`6"
Bedroom - Primary	Main	15`6" x 14`6"	Bedroom	Main	11`7" x 10`5"
Bedroom	Basement	12`8" x 11`3"	Bedroom	Basement	13`0" x 11`3"
2pc Bathroom	Main	0`0" x 0`0"	3pc Bathroom	Basement	0`0" x 0`0"
3pc Ensuite bath	Main	0`0" x 0`0"	6pc Ensuite bath	Main	0`0" x 0`0"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C1**
 Legal Desc: **8375HF**

Remarks

Pub Rmks: **Unique & gorgeous bungalow located on a sprawling 87'x125' (1/4 acre) lot in the mature community of Mayfair, offering over 4600 sq ft of luxurious living space. The expansive main level presents wide plank hardwood flooring, lofty ceilings & is illuminated with recessed lighting & luxury light fixtures. Interior designed by Alykhan Velji designs showcasing the welcoming foyer with walk-in closet & front formal living room which opens to a spacious dining room adorned with wall panelling & ample space to host a large family gathering or elegant dinner party. Create culinary masterpieces in the kitchen that's tastefully finished with quartz counter tops, large island/eating bar, ceiling height cabinetry & luxury appliances. A convenient butler's pantry adds to prep & storage space, featuring sage colored cabinets, a gas stove, dishwasher, sink & storage. Open to the kitchen, is a roomy family room with double-sided fireplace surrounded by Venetian plaster & stone. Sharing the double-sided fireplace, is a bright sunroom with 12' ceiling, large windows, elegant wallpaper & views/access to the back garden. The primary retreat with access to a tranquil private deck is located just off the family room & boasts a walk-in closet & opulent 6 piece ensuite with Kohler fixtures, dual sinks, relaxing freestanding soaker tub & rejuvenating steam shower. A second bedroom with private 3 piece ensuite is also located on the main level & a private office is tucked away just off the foyer. A mudroom/laundry room with sink & loads of storage space & a gracefully decorated 2 piece powder room complete the main level. An elegant staircase leads to the basement with 9 & 10 foot ceilings, hosting recreation & games rooms, complete with wet bar & white oak wine room, a roughed in golf simulator, exercise room, 2 additional bedrooms & a 3 piece bath. Other notable features include arched doorways, Emtek fixtures, built-in speakers & roughed in air conditioning. Exterior walls finished with Indiana limestone, wall panelling and stucco. Outside, enjoy the professionally designed & landscaped front yard with triple attached garage & back yard oasis with deck, patio & majestic mature trees. This incredible home is located close to Chinook & Britannia Shopping Centres, The Calgary Golf & Country Club, schools, shopping, public transit & has effortless access to Glenmore Trail and Deerfoot.**

Inclusions: **Second hoodfan, fridge, bar fridge, dishwasher.**
 Property Listed By: **RE/MAX Real Estate (Central)**

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