



THE
A-TEAM

**RE/MAX
FIRST**

163 MALIBOU Road, Calgary T2V1X5

MLS® #: **A2176868**

Area: **Mayfair**

Listing Date: **11/08/24**

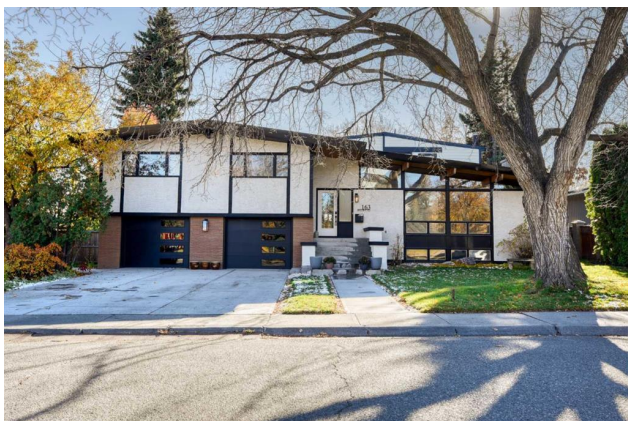
List Price: **\$1,700,000**

Status: **Pending**

County: **Calgary**

Change: **None**

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

13
Layout
Beds: **4 (3 1)**
Baths: **4.0 (2 4)**
Style: **5 Level Split**

Parking

Ttl Park: **8**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,No Neighbours Behind,Landscaped,Level,Rectangular Lot,Treed**
Park Feat: **Additional Parking,Alley Access,Concrete Driveway,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Insulated,Off Street,On Street,Oversized,Parking Pad,Rear Drive**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Garden,Private Entrance,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,Gas Range,Humidifier,Microwave,Range Hood,Washer,Window Coverings**
Int Feat: **Bar,Beamed Ceilings,Central Vacuum,Closet Organizers,Crown Molding,Double Vanity,High Ceilings,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Skylight(s),Soaking Tub,Vaulted Ceiling(s),Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Family Room	Main	21`2" x 11`0"
Living Room	Main	25`9" x 16`2"
4pc Ensuite bath	Second	8`9" x 13`9"
Bedroom	Second	14`2" x 16`9"
Bedroom - Primary	Second	13`5" x 15`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	32`11" x 14`1"
Other	Main	24`11" x 38`3"
5pc Bathroom	Second	4`11" x 9`10"
Bedroom	Second	11`1" x 14`6"
Walk-In Closet	Second	14`1" x 13`0"

2pc Bathroom
2pc Bathroom
Office
1pc Bathroom
Bedroom
Game Room
Storage
Furnace/Utility Room

Third
Lower
Lower
Basement
Basement
Basement
Basement
Basement

4`7" x 4`5"
6`4" x 4`6"
17`0" x 8`7"
9`11" x 6`1"
9`11" x 13`1"
31`6" x 15`5"
4`10" x 6`3"
10`7" x 3`8"

Other
Laundry
Storage
2pc Bathroom
Laundry
Storage
Furnace/Utility Room

Third
Lower
Lower
Basement
Basement
Basement
Basement

4`11" x 6`1"
6`3" x 6`1"
17`1" x 6`0"
4`7" x 6`9"
13`10" x 13`1"
6`4" x 9`7"
6`1" x 10`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8375HF

Zoning:
R-CG

Remarks

Pub Rmks:

OPEN HOUSE NOV 10, 12pm - 3 pm. Welcome to the epitome of Executive Lifestyle living nestled in one of Calgary's most esteemed communities! Extensively 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, an oversized double attached garage with space for a workshop, 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:
Property Listed By:

N/A
RE/MAX House of Real Estate

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





