

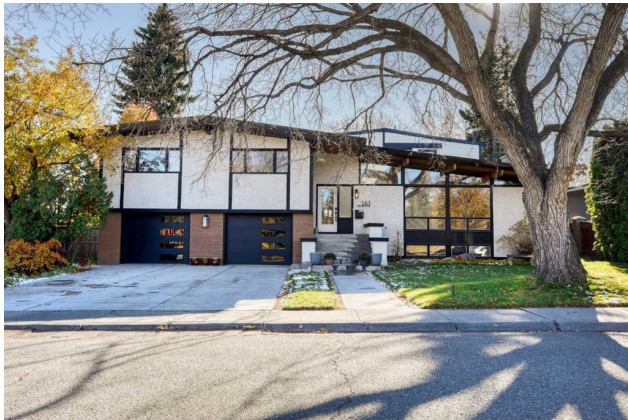


THE A-TEAM

RE/MAX FIRST

163 MALIBOU Road, Calgary T2V1X5

MLS® #: A2176868 Area: Mayfair Listing Date: 11/08/24 List Price: \$1,700,000
Status: Active 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

6
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Family Room, Living Room, 4pc Ensuite bath, Bedroom, and Kitchen with their respective levels and dimensions.

2pc Bathroom	Third	4`7" x 4`5"	Other	Third	4`11" x 6`1"
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-CG**

Remarks

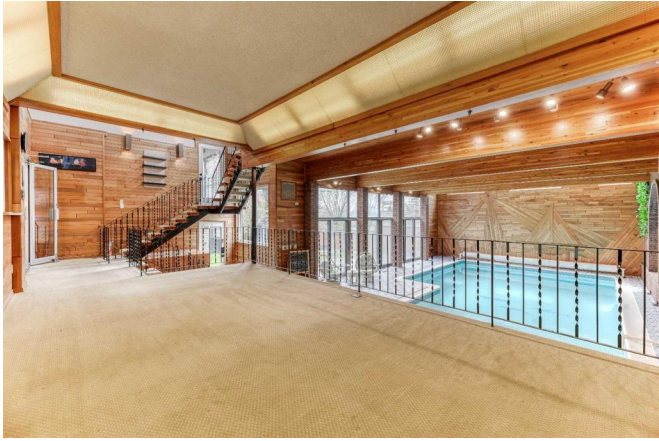
Pub Rmks: **OPEN HOUSE NOV 10, 12pm - 3 pm. Welcome to the epitome of Executive Lifestyle living nestled in one of Calgary's most esteemed communities! Extensively renovated both inside and out. Situated across from a park, this residence exudes unparalleled luxury, showcasing custom finishes, refined 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: **N/A**
 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 Malibou Rd, Calgary, AB

Main Building: Total Exterior Area Above Grade 4565.68 sq ft



When square are excluded from total floor area in GUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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