

\$1,700,000 - 163 Malibou Road Sw, Calgary

MLS® #A2176868

\$1,700,000

4 Bedroom, 6.00 Bathroom, 4,570 sqft

Residential on 0.22 Acres

Mayfair, Calgary, Alberta

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 entertainerâ€™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!

Built in 1959

Essential Information

MLS® #	A2176868
Price	\$1,700,000
Sold Price	\$1,640,000
Bedrooms	4
Bathrooms	6.00
Full Baths	2
Half Baths	4
Square Footage	4,570
Acres	0.22
Year Built	1959
Type	Residential

Sub-Type	Detached
Style	5 Level Split
Status	Sold

Community Information

Address	163 Malibou Road Sw
Subdivision	Mayfair
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V1X5

Amenities

Parking Spaces	8
Parking	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Oversized, Parking Pad, Alley Access, Off Street, On Street, Rear Drive

Interior

Interior Features	Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Beamed Ceilings, Crown Molding, Natural Woodwork
Appliances	Bar Fridge, Built-In Refrigerator, Dishwasher, Dryer, Gas Range, Humidifier, Microwave, Range Hood, Washer, Window Coverings, Double Oven
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, No Neighbours Behind, Landscaped, Level, Rectangular Lot, Treed
Roof	Asphalt Shingle

Construction	Brick, Cement Fiber Board, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 8th, 2024
Date Sold	December 6th, 2024
Days on Market	28
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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