



## 116 Malibou Road Calgary Alberta

\$2,599,900

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 & in-floor heat, 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 ...

Recreational, Games room 24.25 Ft x 16.25 Ft

Media 22.42 Ft x 14.08 Ft

Exercise room 14.67 Ft x 11.00 Ft

Other 10.75 Ft x 7.58 Ft

Wine Cellar 7.25 Ft x 3.50 Ft

Bedroom 12.67 Ft x 11.25 Ft

Pantry 10.83 Ft x 7.75 Ft

Living room 15.08 Ft x 12.42 Ft

Family room 18.83 Ft x 15.08 Ft

Foyer 17.75 Ft x 9.33 Ft

Sunroom 11.50 Ft x 11.33 Ft

Office 11.33 Ft x 9.00 Ft

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Listing Presented By:



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Bedroom 13.00 Ft x 11.25 Ft

3pc Bathroom .00 Ft x .00 Ft

Kitchen 17.17 Ft x 15.17 Ft

Dining room 17.83 Ft x 17.50 Ft

Laundry room 21.00 Ft x 8.42 Ft

Primary Bedroom 15.50 Ft x 14.50 Ft

Bedroom 11.58 Ft x 10.42 Ft