



# 163 Malibou Road Calgary Alberta

\$1,699,000

OPEN HOUSE SUNDAY JULY 7 10am-12pm. 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, a double attached garage, 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 br...

4pc Bathroom 8.75 Ft x 13.75 Ft

5pc Bathroom 4.92 Ft x 9.83 Ft

Bedroom 14.17 Ft x 16.75 Ft

Bedroom 11.08 Ft x 14.50 Ft

Primary Bedroom 13.42 Ft x 15.67 Ft

Other 14.92 Ft x 13.00 Ft

2pc Bathroom 4.58 Ft x 6.75 Ft

Bedroom 9.92 Ft x 13.08 Ft

Laundry room 13.83 Ft x 13.08 Ft

Recreational, Games room 31.50 Ft x 15.42 Ft

Storage 6.33 Ft x 9.58 Ft

Storage 4.83 Ft x 6.25 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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2pc Bathroom 4.58 Ft x 4.42 Ft  
Other 4.92 Ft x 6.08 Ft  
Loft 17.58 Ft x 15.75 Ft  
1pc Bathroom 9.92 Ft x 6.08 Ft

Furnace 6.08 Ft x 10.08 Ft  
Furnace 10.58 Ft x 3.67 Ft  
2pc Bathroom 6.33 Ft x 4.50 Ft