

**116 Malibou Road SW  
Calgary, Alberta**

**MLS # A2151612**



**\$2,799,900**

<b>Division:</b>	Mayfair		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,800 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Second hoodfan, fridge, bar fridge, dishwasher.

PLEASE JOIN TANYA AT AN OPEN HOUSE SATURDAY, SEPTEMBER 21ST FROM NOON - 2:30 PM. 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, 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 include arched doorways, Emtek fixtures, built-in speakers & roughed in air conditioning. Exterior walls finished with Indiana limestone, wall panelling and stucco. Outside, enjoy the professionally designed & landscaped front yard with triple attached garage & back yard oasis with deck, patio & majestic mature trees. This incredible home is located close to Chinook & Britannia Shopping Centres, The Calgary Golf & Country Club, schools, shopping, public transit & has effortless access to Glenmore Trail and Deerfoot.