



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**335 LEIGHTON View, Rural Rocky View County T3Z 0A2**

MLS® #: **A2099501** Area: **Elbow Valley West** Listing Date: **01/03/24** List Price: **\$2,850,000**  
Status: **Active** County: **Rocky View County** Change: **-\$148k, 29-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Rocky View County**  
Year Built: **2007**  
Lot Information  
Lot Sz Ar: **22,651 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **4,850**  
Low Sqft:  
Ttl Sqft: **4,850**

DOM

**137**  
Layout  
Beds: **4 (2 2 )**  
Baths: **5.5 (4 3)**  
Style: **1 and Half Storey**

Parking

Ttl Park: **4**  
Garage Sz:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,Garden,Landscaped,Views**  
Park Feat: **Quad or More Attached**

Utilities and Features

Roof: **Asphalt**  
Heating: **In Floor,Forced Air**  
Sewer:  
Ext Feat: **Courtyard,Lighting**

Construction: **Brick,Concrete,Stucco**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Double Oven,Electric Cooktop,Freezer,Garage Control(s),Microwave,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Bar,Bookcases,Built-in Features,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Walk-In Closet(s),Wet Bar,Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Exercise Room</b>	<b>Lower</b>	<b>21`8" x 16`0"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>14`9" x 12`11"</b>
<b>Wine Cellar</b>	<b>Lower</b>	<b>8`8" x 6`11"</b>	<b>Media Room</b>	<b>Lower</b>	<b>20`6" x 19`4"</b>
<b>Other</b>	<b>Lower</b>	<b>21`8" x 12`6"</b>	<b>Game Room</b>	<b>Lower</b>	<b>18`0" x 14`5"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>12`10" x 13`11"</b>	<b>3pc Ensuite bath</b>	<b>Lower</b>	<b>0`0" x 0`0"</b>

2pc Bathroom	Lower	0`0" x 0`0"
Bedroom - Primary	Main	15`0" x 16`4"
Den	Main	11`0" x 13`8"
Great Room	Main	22`0" x 20`0"
Breakfast Nook	Main	15`6" x 9`2"
Bedroom	Second	22`11" x 16`0"
2pc Bathroom	Main	
6pc Ensuite bath	Main	

3pc Ensuite bath	Lower	0`0" x 0`0"
Library	Main	6`10" x 12`2"
Walk-In Closet	Main	11`4" x 14`7"
Dining Room	Main	17`0" x 13`4"
Kitchen	Main	17`10" x 22`10"
Guest Suite	Second	17`3" x 17`4"
3pc Ensuite bath	Second	
2pc Bathroom	Second	

Legal/Tax/Financial

Condo Fee:  
**\$185**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R-1**

Legal Desc: **0714894**

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY MAY 18TH - 2PM TO 5PM. Hosted by Olivia Popowich and Rachelle Starnes. Priced FAR BELOW the cost to rebuild! Incredible access to the new Stoney Trail from this fabulous community of Elbow Valley West. TEN minutes to Aspen Landing shopping, TWENTY minutes to downtown, SIXTY minutes to Banff, FOURTEEN minutes to private and public schools. A one-of-a-kind "Frank Lloyd Wright" inspired home with incredible features. The "Prairie Styled" architecture of this magnificent property boasts Tyndall stone columns, an incredible custom entry door, two oversized garages with living space above, rich Utah brick accents, a front gated courtyard and incredible modern windows. As you enter through the "art piece" custom front door and you are immediately in awe of the expansive spaces, unique windows with STUNNING MOUNTAIN VIEWS, immaculate hardwood flooring, rich walnut millwork, designer lighting, and spectacular travertine fireplace. The perfectly appointed designer kitchen boasts high end appliances like the Miele five burner induction cooktop, double Miele ovens, Miele coffee maker, SUBZERO fridge, and more. The formal dining area features a fully equipped butlers serving area and another walk-in pantry is located next to the kitchen. The main floor also features a den/office with extensive custom built-in shelving. Wake up to the sun hitting the mountains looking out your main floor primary suite bedroom. There is no other home with a closet of this incredible size, paired with its own laundry room and seasonal clothing area. The spa-like ensuite features a double steam shower with body jets, a soaker bathtub, two vanities and polished nickel hardware. Above the two separate attached double garages are superb flex spaces that add square footage and functionality with one guest suite and an office. Spend your evenings in the covered West courtyard watching the sun set behind the mountains as you keep warm in front of the outdoor gas fireplace. The bright lower-level walk-out has a massive gym with more Rocky Mountain views to enjoy while working out. An amazing place to entertain, have friends over to enjoy the media area with a large theatre screen, large wet bar with two fridges, double mounted TV's, exquisite wine room, as well as a games area. Two bedrooms, each with ensuites complete the lower level. Original Owner! You will always have an amazing view as the land to the West may take decades to develop as approvals are needed from four different entities and there are no current plans for a water treatment plant for this area. Low monthly community fees of only \$190. Community pickleball court, beautiful playgrounds and pathway system! Don't miss this opportunity!**

Inclusions: **All attached TV's, Control4 System, all corresponding electronics attached to sound system.**

Property Listed By: **COLDWELL BANKER MOUNTAIN CENTRAL**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



























