



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**204 LEIGHTON Court, Rural Rocky View County T3Z 0A2**

MLS® #: **A2107579**

Area: **Elbow Valley West**

Listing Date: **02/15/24**

List Price: **\$2,400,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Rural Rocky View**

Finished Floor Area

**County**

Abv Sqft:

**3,553**

Year Built:

**2011**

Low Sqft:

Ttl Sqft:

**3,553**

Lot Information

Lot Sz Ar:

**31,798 sqft**

Lot Shape:

DOM

**94**

Layout

Beds:

**5 (1 4 )**

Baths:

**3.5 (3 1)**

Style:

**Acreage with  
Residence,Bungalow**

Parking

Ttl Park:

**0**

Garage Sz:

**4**

Access:

Lot Feat:

Park Feat:

**Fruit Trees/Shrub(s),Lawn,Garden,Landscaped,Many Trees,Underground Sprinklers,Treed,Views  
Quad or More Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer: **Public Sewer**

Ext Feat: **Other**

Construction:

**Stone,Stucco**

Flooring:

**Carpet,Hardwood,See Remarks**

Water Source:

**Public**

Fnd/Bsm:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Oven,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer,Window Coverings**

Int Feat:

**Bookcases,Built-in Features,Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>18`9" x 16`6"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>20`0" x 13`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>17`6" x 11`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>21`9" x 21`7"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>24`1" x 15`1"</b>	<b>5pc Ensuite bath</b>	<b>Main</b>	
<b>Laundry</b>	<b>Main</b>	<b>11`4" x 9`8"</b>	<b>2pc Bathroom</b>	<b>Main</b>	

Living Room	Second	22`8" x 16`8"	Den	Second	19`1" x 11`11"
Game Room	Basement	34`10" x 29`4"	Kitchenette	Basement	13`1" x 7`4"
Bedroom	Basement	21`11" x 13`11"	Bedroom	Basement	13`11" x 11`2"
Bedroom	Basement	18`5" x 14`1"	Bedroom	Basement	14`0" x 11`2"
4pc Bathroom	Basement		3pc Bathroom	Basement	
Laundry	Basement	8`10" x 5`6"			
Legal/Tax/Financial					
Condo Fee:		Title:		Zoning:	
<b>\$195</b>		<b>Fee Simple</b>		<b>R-1</b>	
		Fee Freq:			
		<b>Monthly</b>			
Legal Desc:	<b>0714894</b>				
Remarks					
Pub Rmks:	<p><b>Discover luxury living in this custom-built bungalow with loft by Knightsbridge Custom Homes, nestled in the picturesque Elbow Valley West. Situated on a spacious 0.728 acre cul-de-sac lot, this home boasts breathtaking mountain views &amp; \$145,000 in upgrades over Knightsbridge's already elevated specifications. The generous kitchen &amp; living rooms impress with extensive built-in cabinetry, soaring vaulted ceilings &amp; striking floor-to-ceiling gas fireplaces. This amazing Chef's kitchen features cherry cabinets, two huge islands, granite counters, Wolfe &amp; SubZero appliances, huge pantry &amp; appliance garage. Imagine making family dinners &amp; baking Christmas cookies in double wall ovens, or pizzas with the Wolfe oven setting. Dinner parties will be a dream in your formal dining room with wet bar &amp; wine fridge. The private, primary bedroom offers a large walk-in closet &amp; luxurious ensuite with dual sinks, soaker tub, &amp; separate steam shower combination. The main floor includes a lovely powder room, large linen closet, laundry facilities &amp; a spacious seasonal clothing/shoe closet for added convenience. The second floor of this bungalow was modified to include a loft area hosting a bonus room &amp; an office with double doors and Juliette balcony. The fully finished walkout basement boasts a family room with a large gas fireplace, built ins, granite, wet bar, cherry cabinets, four bedrooms (including a nanny/adult child suite), two full bathrooms, second laundry area &amp; access to the exposed aggregate patio. Relax &amp; entertain on the 1200 sq ft wrap-around deck enjoying east/south/west views, adorned with beautiful stone columns. Admire the meticulously sculptured yard including over \$100,000 in landscaping featuring built up berms, 47 trees (including crab apple, pear &amp; cherry trees), 100 shrubs, &amp; Saskatoon bushes. Enjoy roasting marshmallows with your family over the fire pit on the extra large aggregate patio. Additional features include electrical for a hot tub, an oversized quad+ attached garage with a boiler &amp; in-floor heating, as well as a Costco pantry. Don't miss the opportunity to own this stunning home in Elbow Valley West. Contact us today for a viewing &amp; experience luxury living at its finest.</b></p>				
Inclusions:	<b>2nd Electric Oven, 2nd Dishwasher, 2nd Washer &amp; Dryer, 2 Wall Mounted TVs, Basement Fridge, Underground Sprinkler, 2 Hot/Cold Filters, 1 Cold Water Filter</b>				
Property Listed By:	<b>RE/MAX Real Estate (Central)</b>				

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





















