

208 LEIGHTON Court, Rural Rocky View County T3Z 0A2

MLS®#: A2143728	Area:	Elbow Valley West	Listing	06/26/24	List Price: \$1,495,000
Status: Active	County:	Rocky View County	Date: Change:	None	Association: Fort McMurray

		General Information Prop Type: Sub Type: City/Town:Year Built: Lot Information Lot Sz Ar: Lot Shape:Access: Lot Feat:Park Feat:	Lighting,Undergrou Aggregate,Front Di	ind Sprinklers,Pie ive,Triple Garage	2,890 2,890 tenance Landscape, Shaped Lot	DOM 5 Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz: Gentle Sloping,Irregula	4 (3 1) 4.5 (4 1) 2 Storey 6 3 r Lot,Landscaped,Street
Roof: Heating: Sewer: Ext Feat: Kitchen Appl: Int Feat:		her,Dryer,Garage Control(s),Gas -in Features,Closet Organizers,Do	Water S Public Fnd/Bsm Poured Range,Microwave,Ra	ction: Stucco Ceramic Tile,Hardy burce: nt: Concrete nge Hood,Refrigera	ator,Washer,Window		torage,Walk-In Closet(s),Wet
Utilities:			Room Information	ı			
Room 2pc Bathroom Dining Room Laundry Bedroom - Prin 4pc Ensuite ba Bedroom 4pc Bathroom Bedroom	-	Dimensions 6`2" x 7`0" 13`10" x 14`10" 10`6" x 14`9" 24`0" x 14`11" 5`6" x 7`11" 18`9" x 16`3" 9`1" x 6`6" 18`2" x 14`4"	Kitchen Living F	Room suite bath m Room ace	Level Main Main Second Second Second Lower Lower	14` 16` 5`6 18` 13` 19`	ensions 9" x 16`11" 8" x 14`4" 5" x 17`3" " x 7`8" 8" x 16`3" 3" x 23`11" 11" x 10`4" 4" x 22`0"

Storage	Lower	14`8" x 16`11"						
		Legal/Tax/Financial						
Condo Fee: \$195		Title: Fee Simple	Zoning: DC					
Legal Desc:	0714894	Fee Freq: Monthly						
	0724004	R	emarks					
Pub Rmks: Inclusions: Property Listed By:	of custom-develope throughout. Upon e living room with one countertops, high-e oversized upper ded ultimate relaxation. separate shower, at and ease of living. U versatile BONUS roo designed for both e creating an ideal ga Outdoor living is ele features a charming exceptional propert community, where I Ladder(s), shovel(s)	ious Executive Home in ELBOW VALLEY WEST. Discover the pinnacle of luxury living in this meticulously maintained executive home, offering over 4,000 sq. ft. stom-developed space on a scenic 0.82-ACRE WALK-OUT LOT. This property features breathtaking MOUNTAIN VIEWS and exceptional craftsmanship ghout. Upon entering, elegant travertine tile work and rich hardwood floors lead you through the main living areas. The grand foyer opens into a spacious room with one of two cozy fireplaces, perfect for tranquil evenings. The gourmet kitchen is a chef's dream, complete with custom cabinetry, GRANITE ertops, high-end STAINLESS STEEL appliances, and an expansive ISLAND ideal for casual meals and entertaining. The dining area seamlessly connects to an ized upper deck (approx. 14'x21'), offering spectacular views of the surrounding landscape. The main floor hosts the luxurious PRIMARY SUITE, designed for ate relaxation. This private retreat includes a sitting area with large windows, a SPACIOUS WALK-IN CLOSET, and a spa-inspired ensuite with a SOAKER tub, a ate shower, and DUAL vanities. A large mudroom/laundry room with ample custom storage provides direct access to the TRIPLE GARAGE, ensuring practicality ase of living. Upstairs, the home continues to impress with two generously sized bedrooms, each featuring its own ENSUITE bathroom and WALK-IN closet. A tile BONUS room on this level offers additional living space, perfect for a playroom, home office, or media room. The FULLY DEVELOPED WALK-OUT basement is ned for both entertainment and comfort. It includes a large recreational room with a second fireplace, built-in cabinetry, and a stylish wet bar in the flex room, ing an ideal gathering space. This level also consists of a FOURTH BEDROOM, and a full 4-piece bathroom, providing privacy and convenience for guests. Soor living is elevated with an extensive UPPDER DECK and LOWER PATIO, perfect for enjoying the serene natural surroundings. The expansive 0.82-acre lot also res a charming FIRE PIT area and a compr						

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















