



THE
A-TEAM

**RE/MAX
FIRST**

208 LEIGHTON Court, Rural Rocky View County T3Z 0A2

MLS®#: **A2143728**

Area: **Elbow Valley West**

Listing Date: **06/26/24**

List Price: **\$1,495,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County**
Year Built: **2009**

Finished Floor Area
Abv Sqft: **2,890**
Low Sqft:
Ttl Sqft: **2,890**

DOM

5
Layout
Beds: **4 (3 1)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **35,283 sqft**
Lot Shape:

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Lawn,Low Maintenance Landscape,Gentle Sloping,Irregular Lot,Landscaped,Street Lighting,Underground Sprinklers,Pie Shaped Lot**
Park Feat: **Aggregate,Front Drive,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Balcony,Fire Pit**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`2" x 7`0"	5pc Ensuite bath	Main	14`9" x 16`11"
Dining Room	Main	13`10" x 14`10"	Kitchen	Main	16`8" x 14`4"
Laundry	Main	10`6" x 14`9"	Living Room	Main	16`5" x 17`3"
Bedroom - Primary	Main	24`0" x 14`11"	3pc Ensuite bath	Second	5`6" x 7`8"
4pc Ensuite bath	Second	5`6" x 7`11"	Bedroom	Second	18`8" x 16`3"
Bedroom	Second	18`9" x 16`3"	Bonus Room	Second	13`3" x 23`11"
4pc Bathroom	Lower	9`1" x 6`6"	Flex Space	Lower	19`11" x 10`4"
Bedroom	Lower	18`2" x 14`4"	Game Room	Lower	26`4" x 22`0"











