



THE
A-TEAM

**RE/MAX
FIRST**

131 LEIGHTON Lane, Rural Rocky View County T3Z 0A2

MLS® #: **A2155554** Area: **Elbow Valley West** Listing Date: **08/07/24** List Price: **\$2,150,000**
 Status: **Pending** 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: **2011**
Lot Information
 Lot Sz Ar: **23,086 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,800**
 Low Sqft:
 Ttl Sqft: **3,800**

DOM

106
Layout
 Beds: **5 (4 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **8**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Gazebo,Lawn,Landscaped,Underground Sprinklers,Treed,Views**
 Park Feat: **Garage Faces Side,Heated Garage,Insulated,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air,Natural Gas**
 Sewer: **Sewer**
 Ext Feat: **Balcony,BBQ gas line,Lighting**

Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source: **Private,See Remarks**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Double Oven,Dryer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Washer/Dryer,Water Softener,Window Coverings,Wine Refrigerator**
 Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Sump Pump(s),Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	11`11" x 10`5"	Living Room	Main	20`9" x 15`10"
Den	Main	14`6" x 10`9"	Dining Room	Main	17`0" x 13`6"

Kitchen	Main	20`4" x 15`6"	Dining Room	Main	16`11" x 10`3"
Laundry	Main	13`6" x 9`11"	2pc Bathroom	Main	7`0" x 4`10"
Bedroom - Primary	Upper	20`6" x 14`2"	Walk-In Closet	Upper	9`10" x 9`5"
5pc Ensuite bath	Upper	19`10" x 15`8"	Bedroom	Upper	16`1" x 10`10"
3pc Ensuite bath	Upper	9`11" x 5`0"	Bedroom	Upper	16`3" x 16`0"
Bedroom	Upper	14`1" x 12`6"	5pc Bathroom	Upper	14`1" x 5`11"
Laundry	Upper	9`7" x 6`11"	Bedroom	Lower	13`4" x 12`11"
Game Room	Lower	37`0" x 21`8"	Media Room	Lower	25`0" x 14`2"
3pc Bathroom	Lower	12`8" x 6`7"	Furnace/Utility Room	Lower	13`7" x 10`1"
Furnace/Utility Room	Lower	12`5" x 4`6"			

Legal/Tax/Financial

Condo Fee:	Title:	Zoning:
\$195	Fee Simple	Res
	Fee Freq:	
	Monthly	

Legal Desc: **0714894**

Remarks

Pub Rmks: **Stunning custom-built estate that exemplifies luxury and sophistication. This exquisite property offers unparalleled craftsmanship, state-of-the-art amenities, and breathtaking views, making it the perfect home for those who appreciate the finer things in life. As you approach this magnificent property, the grand facade and meticulously landscaped grounds immediately catch your eye. Stepping through the front door, you're greeted by an expansive open-concept layout, where high ceilings and large windows flood the space with natural light, creating an ambiance of timeless luxury. The heart of the home, the gourmet kitchen, awaits your culinary adventures. Outfitted with Wolf & Sub-Zero stainless steel appliances, custom cabinetry, and a large center island with gleaming granite countertops, this kitchen is both a chef's paradise and an entertainer's dream. Picture yourself preparing meals here, with family and friends gathered around, sharing stories and laughter. The grand living room is a masterpiece of design, with soaring ceilings and floor-to-ceiling windows that offer breathtaking views of the surrounding natural beauty. Cozy up by the fireplace on chilly evenings or enjoy the serene landscape through every season. The formal dining room, perfect for hosting dinner parties, adds an extra touch of elegance to your gatherings. Retreat to the opulent master suite, a sanctuary of comfort and luxury. The spacious walk-in closet and spa-inspired ensuite bathroom provide a perfect escape at the end of the day. Imagine soaking in the freestanding tub, or refreshing in the walk-in steam shower, surrounded by the finest finishes and fixtures. Each additional bedroom is generously sized, each with its own unique charm and ample closet space. Well-appointed bathrooms throughout the home feature high-end fixtures and thoughtful design, ensuring comfort and style for every member of the family. The entertainment possibilities are endless in the fully finished basement with in-floor heat, enjoy the Golf Simulator Room, home theater & gym. Step outside to your expansive outdoor living area, where a large deck and beautifully landscaped yard provide the perfect backdrop for summer barbecues or quiet evenings under the stars. Modern amenities like smart home technology make everyday living a breeze, allowing you to control lighting, climate, and security systems with ease. The heated oversized, triple-car garage offers ample space for vehicles and storage, adding to the convenience of this exceptional home. Living in Elbow Valley West means enjoying a serene and private setting while having easy access to top-rated schools, shopping, dining, and recreational amenities. Experience the tranquility of a countryside retreat just a short drive from downtown Calgary.**

Inclusions: **Golf Simulator, Shed**
Property Listed By: **eXp Realty**

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











