



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: **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: **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

**42**  
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>
<b>Foyer</b>	<b>Main</b>	<b>11`11" x 10`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>20`9" x 15`10"</b>
<b>Den</b>	<b>Main</b>	<b>14`6" x 10`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>17`0" x 13`6"</b>

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

Legal/Tax/Financial

Condo Fee:	Title:	Zoning:
<b>\$190</b>	<b>Fee Simple</b>	<b>Res</b>
	Fee Freq:	
	<b>Monthly</b>	

Legal Desc: **0714894**

Remarks

Pub Rmks: **\*\*\*PUBLIC ELBOW VALLEY OPEN HOUSE TOUR SATURDAY SEP 21 1-4PM\*\*\* 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:  
Property Listed By: **Golf Simulator, Shed  
eXp Realty**

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











