



THE
A-TEAM

**RE/MAX
FIRST**

204 LEIGHTON Court, Rural Rocky View County T3Z 0A2

MLS® #: **A2156565** Area: **Elbow Valley West** Listing Date: **08/09/24** List Price: **\$2,325,000**
 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: **31,798 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,553**
 Low Sqft:
 Ttl Sqft: **3,553**

DOM

40
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: **Fruit Trees/Shrub(s),Lawn,Garden,Landscaped,Many Trees,Underground Sprinklers,Treed,Views**
 Park Feat: **Quad or More Attached,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,See Remarks**
 Sewer: **Public Sewer** Water Source: **Public**
 Ext Feat: **Other** Fnd/Bsmt: **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
Kitchen	Main	18`9" x 16`6"	Breakfast Nook	Main	20`0" x 13`5"
Dining Room	Main	17`6" x 11`11"	Living Room	Main	21`9" x 21`7"
Bedroom - Primary	Main	24`1" x 15`1"	5pc Ensuite bath	Main	
Laundry	Main	11`4" x 9`8"	2pc Bathroom	Main	
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
Bedroom
4pc Bathroom
Laundry

Basement
Basement
Basement
Basement

21`11" x 13`11"
18`5" x 14`1"
8`10" x 5`6"

Bedroom
Bedroom
3pc Bathroom

Basement
Basement
Basement

13`11" x 11`2"
14`0" x 11`2"

Legal/Tax/Financial

Condo Fee:
\$195

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-1

Legal Desc: **0714894**

Remarks

Pub Rmks: **PUBLIC ELBOW VALLEY OPEN HOUSE TOUR - Saturday Sept 21st 1:00 - 4:00 pm. 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 & \$145,000 in upgrades over Knightsbridge's already elevated specifications. The generous kitchen & living rooms impress with extensive built-in cabinetry, soaring vaulted ceilings & striking floor-to-ceiling gas fireplaces. This amazing Chef's kitchen features cherry cabinets, two huge islands, granite counters, Wolfe & SubZero appliances, huge pantry & appliance garage. Imagine making family dinners & 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 & wine fridge. The private, primary bedroom offers a large walk-in closet & luxurious ensuite with dual sinks, soaker tub, & separate steam shower combination. The main floor includes a lovely powder room, large linen closet, laundry facilities & 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 & 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 & access to the exposed aggregate patio. Relax & 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 & cherry trees), 100 shrubs, & 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 & 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 & experience luxury living at its finest.**

Inclusions: **2nd Electric Stove, 2nd Dishwasher, 2 Washer & Dryer, 2 Wall Mounted TVs, Basement Fridge, Underground Sprinkler, 2 Hot/Cold Filters, 1 Cold Water Filter**
Property Listed By: **RE/MAX Real Estate (Central)**

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













