



THE
A-TEAM

**RE/MAX
FIRST**

143 LEIGHTON Lane, Rural Rocky View County T3Z 0A2

MLS® #: **A2159055** Area: **Elbow Valley West** Listing Date: **08/29/24** List Price: **\$2,600,000**
 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**
Lot Information
 Lot Sz Ar: **26,571 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,819**
 Low Sqft:
 Ttl Sqft: **3,819**

DOM

20
Layout
 Beds: **4 (2 2)**
 Baths: **4.5 (4 1)**
 Style: **1 and Half Storey**
Parking
 Ttl Park: **6**
 Garage Sz: **3**

Access:
 Lot Feat: **Backs on to Park/Green Space,Lawn,No Neighbours Behind,Landscaped,Underground Sprinklers**
 Park Feat: **Aggregate,Heated Garage,Insulated,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Boiler,Forced Air**
 Sewer: **Public Sewer**
 Ext Feat: **Balcony,Built-in Barbecue,Fire Pit**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Warming Drawer,Water Softener,Window Coverings**
 Int Feat: **Bar,Central Vacuum,Closet Organizers,Elevator,High Ceilings,Kitchen Island,Natural Woodwork,No Smoking Home,Open Floorplan,Pantry,Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`11" x 7`1"	5pc Ensuite bath	Main	21`0" x 17`7"
Breakfast Nook	Main	13`11" x 10`9"	Dining Room	Main	18`0" x 13`1"
Foyer	Main	12`4" x 9`11"	Kitchen	Main	18`1" x 15`11"
Laundry	Main	7`7" x 12`0"	Living Room	Main	17`10" x 21`1"

Office	Main	15`0" x 13`10"	Bedroom - Primary	Main	14`11" x 17`6"
4pc Bathroom	Second	9`6" x 6`0"	Bedroom	Second	24`11" x 19`11"
3pc Bathroom	Basement	13`10" x 4`9"	5pc Bathroom	Basement	10`3" x 9`10"
Other	Basement	18`7" x 17`11"	Bedroom	Basement	15`7" x 17`0"
Bedroom	Basement	13`11" x 13`10"	Hobby Room	Basement	14`11" x 13`3"
Game Room	Basement	35`9" x 27`7"			

Legal/Tax/Financial

Condo Fee:	Title:	Zoning:
\$195	Fee Simple	DC-92
	Fee Freq:	
	Monthly	

Legal Desc: **0714894**

Remarks

Pub Rmks: **We invite you to experience all that this custom built 4 bedroom walk-out bungalow on .61 acres has to offer. The idyllic location is nestled amongst the beauty of exclusive Elbow Valley West surrounded by majestic trees, a natural reserve and a SW backyard connecting onto the pathway system & park. The masterfully designed architecture on this luxurious home boasts floor-to-ceiling windows & doors that effortlessly blend the indoor lifestyle with an intimate connection to the outdoors. Stepping inside the spacious breezeway that connects the east and west wings, you will note the timeless sophistication of customized stone and millwork. The west wing hosts a grand dining room that is perfect for hosting family gatherings & adjoins to a butler's pantry. The main floor seamlessly connects the spaces as you enter the expansive living room that exudes warmth & charm, with coffered ceilings enhancing the impressive ceiling height and a striking fireplace is a captivating centerpiece. The gourmet kitchen is the ultimate blend of elegance and practicality. A massive island, an abundance of custom cabinetry and outfitted with high end appliances offering not only a sleek, modern look but also plenty of functionality. An additional dining area is the perfect space for casual family meals or further entertaining options. The East wing boasts a spacious office with rich cabinetry & french doors to the welcoming veranda. The primary suite offers an unparalleled retreat to relax & recharge in. Large windows frame the views, creating a serene ambiance. The opulent walk-in closet is complete with custom shelving & abundant storage. A spa-like ensuite is your personal oasis, where you can indulge in a relaxing soak or a luxurious shower. Above the oversized, heated triple garage is an upper "studio" with a walk-in closet, living room, a 4 piece bath & a kitchenette area creating the ideal space for a guest suite, a nanny or live in care-taker, or multigenerational living options. The walk-out basement is an entertainer's dream, designed for both relaxation and fun. At the heart of the space is a spacious rec room featuring a gorgeous stone fireplace and ample space for a games room. The wet bar was designed with gorgeous detail & extensive cabinetry and is an ideal spot for entertaining. A stylish wine cellar adds a touch of sophistication, providing a curated selection right at your fingertips. Two comfortable bedrooms offer cozy accommodations, while two full baths ensure convenience and comfort. For fitness enthusiasts, a full gym rounds out the space. This home has been customized to maintain independence & is wheelchair accessible with an Elevator lift from the Primary to the basement, walk-in tub, chair lift in garage for easy entry, ramps to the patios & wide hallways and doors for easy movement throughout. A country lifestyle with convenient access to the city, top rated schools, golf courses, shopping and dining options and major routes including Stoney Trail.**

Inclusions: **2 built in coffee stations(kitchen and primary suite), 2 built in ovens, 3 dishwashers, refridgerator in basement, all gym equipment, All AV equipment, All TV's and wall mounts, freezer in basement (AS-IS), fridge in upper suite and primary bedroom**

Property Listed By: **CIR Realty**

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











