



GRASSROOTS
REALTY GROUP

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119 Leighton Lane
Rural Rocky View County, Alberta

MLS # A2229246



\$3,800,000

Division:	Elbow Valley West		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	4,923 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	5 full / 2 half
Garage:	Driveway, Driveway, Heated Garage, Insulated, Oversized, Quad or More Att		
Lot Size:	2.04 Acres		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Landscaped, No N		

Heating:	In Floor, Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 170
Basement:	Finished, Full, Walk-Out To Grade	LLD:	2-24-3-W5
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Sauna, Steam Room, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	None		

OPEN HOUSE SATURDAY, SEPT 20, 11-1PM Experience timeless elegance in this extraordinary French Country Chateau, designed by Dreamworks, this architectural masterpiece is nestled on a picturesque 2-acre lot with panoramic mountain views. At the heart of the home is a magnificent 2 storey Great Room with a dramatic 20 ft barrel vaulted ceiling and floor-to-ceiling natural stone fireplace. Rich walnut hardwood floors, custom crown mouldings, and a curved walnut staircase set the tone for this warm yet opulent residence. The dream kitchen offers both function and elegance, featuring antiqued cream cabinetry, exotic granite countertops, and two expansive islands. Culinary enthusiasts will appreciate the top-tier appliance package, including a 60" Viking gas range, 48" paneled Viking fridge, KitchenAid Professional dishwasher, ice maker, and wine and beverage fridges. The layout includes a walk-through pantry with custom cabinets and granite counters, offering direct access from the garage for effortless grocery unloading, as well as a separate butler's pantry with additional storage and prep space, perfect for seamless entertaining. The main floor showcases a luxurious primary suite featuring a double sided fireplace, bay window sitting area, private balcony access, & vaulted ceilings with ambient valence lighting. The spa-like ensuite offers a free standing BainUltra heated air-jet tub, steam shower, and an enormous double dressing room with custom-built cabinetry, drawers, and a central island. Additional main level highlights include two powder rooms, a private office, a richly paneled den with walnut coffered ceilings and custom built-ins, and a well-appointed laundry room. The upper level features two secondary bedrooms, each with private ensuite bathrooms. Downstairs, the fully finished walkout basement is a true entertainer's

paradise. A stunning circular wet bar with pendant lighting anchors the massive recreation and games room, while a dedicated media room features a 135" screen, 1080p projector, elevated theatre seating for seven, and a Dolby THX 14.2 surround sound system. A private gym with cork flooring and adjacent steam bath, a guest bedroom with 5-piece ensuite, a wine cellar with wrought iron glass doors and temperature control, and a Russound 26-speaker home stereo system complete this spectacular level. For the car enthusiast, quadruple oversized attached garages offer parking for up to 6 vehicles, featuring 12.5' ceilings, epoxy floors with border detailing, floor drains, and direct access to the basement. Located in a serene and private setting, yet minutes from top-rated schools, Aspen Landing, the 69th Street C-Train station, and major routes including Stoney Trail. Enjoy nearby golf courses and community amenities including a playground, outdoor recreation area, pickleball court, skating rink, picnic space, and an extensive network of walking paths. This is more than a home—it's a lifestyle. A rare and refined estate for the most discerning buyer