



208 Leighton Court
Rural Rocky View County, Alberta

MLS # A2300910



\$1,629,900

Division:	Elbow Valley West		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,863 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Aggregate, Garage Faces Front, Triple Garage Attached		
Lot Size:	0.81 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Gentle Sloping, Irregular Lot, Landscaped, Lawn, Low		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 210
Basement:	Full	LLD:	2-24-3-W5
Exterior:	Cedar, Stucco	Zoning:	DC92
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Welcome to 208 Leighton Court, an exceptional executive estate tucked quietly at the end of a private cul-de-sac in the prestigious community of Elbow Valley West, where over 4,000 square feet of beautifully refreshed living space sits on a massive 0.81-acre walkout lot offering the rare combination of space, privacy, and polished estate living that discerning buyers have been searching for. From the moment you step inside, elegant travertine tile and freshly refinished hardwood floors set an immediate tone of quality, flowing through bright, sun-filled living spaces anchored by a stunning stone veneered two-sided fireplace, the perfect focal point for both everyday comfort and memorable entertaining. The gourmet kitchen has been thoughtfully elevated with brand-new quartz countertops, a sleek new backsplash, custom cabinetry, premium stainless steel appliances, and an expansive island that invites connection, while the adjacent dining area opens to an oversized upper deck overlooking the manicured grounds and surrounding natural landscape. The main floor primary retreat offers a true sanctuary with a spacious walk-in closet and spa-inspired ensuite featuring a deep soaker tub, separate shower, and dual vanities finished with fresh quartz counters, while a generous mudroom and laundry room connect directly to the triple attached garage. Upstairs, two oversized bedrooms each enjoy their own private ensuite bathrooms and walk-in closets, offering the kind of space, comfort, and privacy that growing families and guests will truly appreciate, alongside a versatile bonus room ideal for media, play, or a home office. The fully developed walkout basement extends the living experience with a large recreation room anchored by a second fireplace and custom built-ins, a stylish wet bar, a fourth bedroom, and a full bathroom, all opening directly to a landscaped lower

patio, charming fire pit area, and full irrigation system. Beyond the home itself lies the true magic of Elbow Valley West, one of Calgary's most coveted and established estate communities, known for its serene and peaceful setting, abundant green space, and access to nearby playgrounds and walking pathways that wind through 44+ hectares of beautifully maintained grounds. This is the lifestyle buyers dream of, space to breathe, room to entertain, and the chance to step away from the pace of the city without ever losing its convenience. Aspen Landing, West Springs, and the Westside Recreation Centre are minutes away, Calgary's top-rated public and private schools, including sought-after Springbank School, are right at your doorstep, and when the mountains call, Bragg Creek, Kananaskis, and Banff are just a short drive west via Highway 8. Homes of this size, on lots of this scale, in a community of this caliber are increasingly rare, and 208 Leighton Court offers the ideal blend of refined estate living and effortless access to everything Calgary's west side, and the Rockies beyond, have to offer.