



204 Leighton Court
Rural Rocky View County, Alberta

MLS # A2107579



\$2,400,000

Division:	Elbow Valley West		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,554 sq.ft.	Age:	2011 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	0.73 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Lawn, Garden, Landscaped, Many Trees, Underground		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Hardwood, See Remarks	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 195
Basement:	Finished, Full, Walk-Out To Grade	LLD:	2-24-3-W5
Exterior:	Stone, Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Wet Bar		

Inclusions: 2nd Electric Oven, 2nd Dishwasher, 2nd Washer & Dryer, 2 Wall Mounted TVs, Basement Fridge, Underground Sprinkler, 2 Hot/Cold Filters, 1 Cold Water Filter

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.