



**GRASSROOTS**  
REALTY GROUP

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**204 Leighton Court**  
**Rural Rocky View County, Alberta**

**MLS # A2211432**



**\$2,298,000**

<b>Division:</b>	Elbow Valley West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	3,554 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	0.73 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Gentle Sloping, Landscaped,		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 195
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	2-24-3-W5
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	RC-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Wet Bar		
<b>Inclusions:</b>	N/A		

Experience Elevated Estate Living in This Bespoke Bungalow with Loft by esteemed Knightsbridge Custom Homes. Discover refined luxury, meticulously crafted with outstanding attention to detail. With nearly 6,300 sq ft of exquisitely finished living quarters, this 5-bed, 3.5-bath residence is perfectly positioned on a serene 0.728-acre cul-de-sac lot in the prestigious community of Elbow Valley West. Enjoy mountain views and over \$145,000 in upgrades beyond Knightsbridge's already exceptional specifications. From the moment you enter, you're enveloped in grandeur—vaulted ceilings, rich millwork, and not one, but two dramatic floor-to-ceiling gas fireplaces setting the tone for the elegant yet welcoming ambiance throughout. At the heart of the home lies a true chef's dream kitchen, where custom cherry wood cabinetry, dual oversized islands, and premium granite countertops meet an elite Wolf appliance package, complete with double wall ovens (including a specialty pizza setting) and Sub-Zero refrigeration. A spacious walk-in pantry, discreet appliance garage, seamless flow into the formal dining room—featuring a built-in wet bar and wine fridge—making this space ideal for both grand entertaining and everyday indulgence. The main floor primary suite is a serene private retreat with a generous walk-in closet and a spa-like ensuite with double vanities, jetted soaker tub, and steam shower. Also, on the main level: a sophisticated powder room, a seasonal wardrobe closet, an oversized linen closet, and a fully outfitted laundry room for everyday ease. Upstairs, the loft level offers versatility and charm with a spacious bonus room, a private office behind French doors, and a Juliet balcony that captures the mountain views—perfect for inspiring productivity or quiet reflection. The walkout lower level is an entertainer's paradise

and an ideal space for multi-generational living, featuring in-floor heating, a large family room with fireplace and built-ins, a granite-topped wet bar, four additional bedrooms, two full bathrooms, a second laundry area and linen closet, and a private suite ideal for a nanny or adult child. Step outside to an outdoor sanctuary boasting a 1,200 sq ft wrap-around deck framed by timeless stone columns offering east, south, and west exposures. The professionally landscaped yard was designed by Rich Bassett & Associates, known for creating timeless, functional outdoor living spaces. The yard features over \$100,000 in enhancements, showcasing sandstone steps, 47 mature trees (including cherry, pear, and crabapple), Saskatoon bushes, and over 100 shrubs. An expansive exposed aggregate patio with a firepit is perfect for gathering under the stars, and pre-wiring for a future hot tub adds thoughtful functionality. Completing this exceptional offering is an oversized, extra deep, quad-plus attached garage with in-floor heating and drains, high ceilings, and a spacious storage pantry. More than a home—this is a statement of lifestyle and sophistication.