

# \$2,298,000 - 204 Leighton Court, Rural Rocky View County

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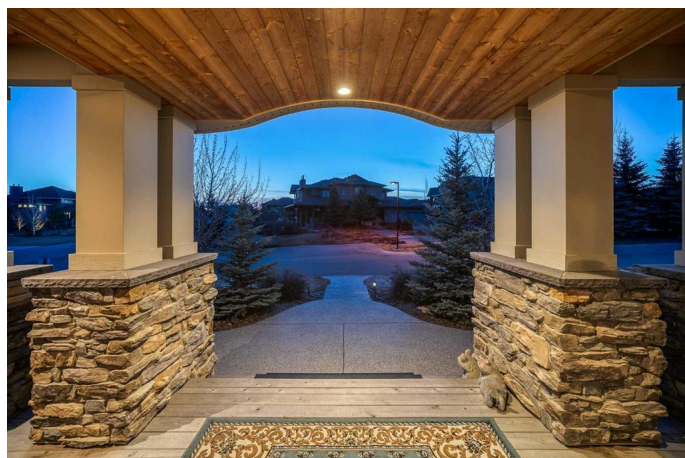
MLS® #A2211432

**\$2,298,000**

5 Bedroom, 4.00 Bathroom, 3,554 sqft  
Residential on 0.73 Acres

Elbow Valley West, Rural Rocky View County,  
Alberta

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 viewsâ€”perfect for inspiring productivity or quiet reflection. The walkout lower level is an entertainerâ€™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 homeâ€”this is a statement of lifestyle and sophistication.

Built in 2011

## **Essential Information**

MLS® #	A2211432
Price	\$2,298,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,554
Acres	0.73
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	204 Leighton Court
Subdivision	Elbow Valley West
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 0A2

### **Amenities**

Amenities	Beach Access
Parking Spaces	10
Parking	Quad or More Attached

### **Interior**

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Double Oven, Gas Cooktop
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes

Basement	Finished, Full, Walk-Out
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## Exterior

Exterior Features	BBQ gas line, Playground, Private Yard
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, No Neighbours Behind, Private, Gentle Sloping
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	6
Zoning	RC-1

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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