

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

---

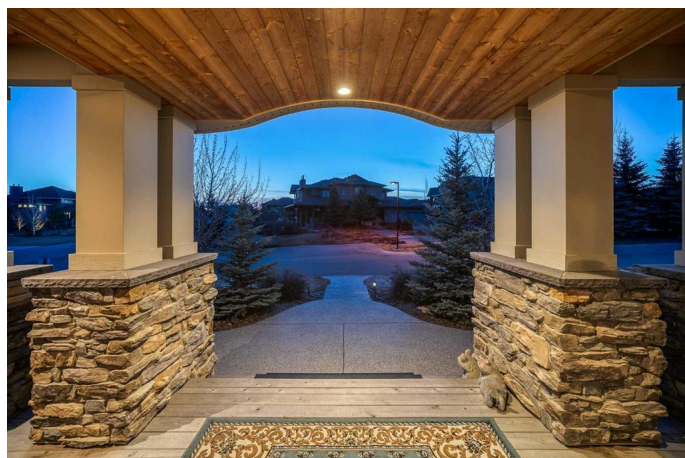
MLS® #A2211432

**\$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 |
|----------|--------------------------|

## 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 | 15               |
| Zoning         | RC-1             |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.