



123 Leighton Lane  
Rural Rocky View County, Alberta

MLS # A2323536



**\$2,725,000**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Elbow Valley West  |               |                  |
| <b>Type:</b>     | Residential/House  |               |                  |
| <b>Style:</b>    | 2 Storey   |               |                  |
| <b>Size:</b>     | 4,204 sq.ft.   | <b>Age:</b>   | 2017 (9 yrs old) |
| <b>Beds:</b>     | 6  | <b>Baths:</b> | 5 full / 2 half  |
| <b>Garage:</b>   | Heated Garage, In Garage Electric Vehicle Charging Station(s), Triple Garage |               |                  |
| <b>Lot Size:</b> | 0.73 Acre  |               |                  |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Landscaped, Private, Treed, Underground Sprinklers    |               |                  |

|                    |   |                   |              |
|--------------------|---|-------------------|--------------|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas, Radiant  | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Carpet, Hardwood, Tile  | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 210       |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame   | <b>Zoning:</b>    | RC-1         |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound |                   |              |
| <b>Inclusions:</b> | Second air conditioning unit, pool table and accessories, hot tub, 3 TV's, projector and screen, Walkout lvel bar fridge & Dishwasher   |                   |              |

**OPEN HOUSE -SATURDAY JULY-11th 2-430PM** This amazing home situated .73-acre cul-de-sac lot, This extensively renovated walkout estate home combines luxury, comfort & exceptional craftsmanship across more than 6,000 sq.ft. of developed living space. Surrounded by mature trees & beautifully landscaped grounds, this air-conditioned home features 6 bedrooms, 7 bathrooms, built-in speakers throughout, 9' ceilings on all 3 levels & countless upgrades recently completed. Outstanding curb appeal is enhanced by gemstone lighting, a new front door, refreshed exterior trim & a heated oversized triple garage with EV charger. Rich refinished hardwood flooring flows through the main level where an elegant dining room & private office with built-ins create impressive yet functional spaces. Gather in the soaring living room highlighted by grand cathedral ceilings, curved oversized windows & dramatic full-height tile that surrounds the gas fireplace flanked by built-ins. At the heart of the home, a stunning chef's kitchen showcases a massive waterfall stone island, Sub-Zero & Wolf appliances, gas cooktop, full-height cabinetry, butler's pantry, updated cabinet finishes & premium hardware. Daily life is simplified by a redesigned mudroom featuring ski lockers, extensive storage & a dog wash station, while 2 powder rooms add convenience. Extend entertaining onto the expansive full-width upper deck overlooking the private south-facing yard. Ascend the elegant spiral staircase to a flexible bonus area ideal for homework, studying or relaxing. Unwind in the exceptional primary retreat where a gas fireplace, private balcony, outstanding views & a custom walk-in closet accompany a luxurious ensuite with dual vanities, clawfoot tub & oversized multi-head rain shower. 3 additional bedrooms include walk-in closets, one with a beautifully renovated private ensuite, while 2

more full bathrooms serve the upper level. Another elegant spiral staircase leads to the fully finished walkout basement featuring in-floor heating, a large recreation area, wet bar, dedicated wine room & enclosed theatre with a 4K projector & included screen. Friendly competition awaits around the included pool table with new accessories, while 2 additional bedrooms & a full bathroom provide excellent guest accommodation. Walk directly onto the covered patio & hot tub for relaxing evenings outdoors. Sunny south exposure, built-in irrigation, a fire pit area & remarkable privacy complete this exceptional property. Recent additional improvements include updated lighting throughout, new carpet, relocated upper laundry with custom storage & new laundry machines, enhanced security system & numerous thoughtful upgrades that elevate everyday living. Located moments from pickle ball court, playgrounds, & walking paths, with quick access to Glencoe Golf, Aspen Landing, downtown Calgary & Bragg Creek. This home combines elegance, comfort & a truly unbeatable setting!