

# \$3,800,000 - 119 Leighton Lane, Rural Rocky View County

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MLS® #A2229246

**\$3,800,000**

4 Bedroom, 7.00 Bathroom, 4,923 sqft  
Residential on 2.04 Acres

Elbow Valley West, Rural Rocky View County,  
Alberta

Experience timeless elegance in this extraordinary French Country Chateau, designed by Dreamworks, this architectural masterpiece is nestled on a picturesque 2-acre lot with panoramic mountain views. At the heart of the home is a magnificent 2 storey Great Room with a dramatic 20 ft barrel vaulted ceiling and floor-to-ceiling natural stone fireplace. Rich walnut hardwood floors, custom crown mouldings, and a curved walnut staircase set the tone for this warm yet opulent residence. The dream kitchen offers both function and elegance, featuring antiqued cream cabinetry, exotic granite countertops, and two expansive islands. Culinary enthusiasts will appreciate the top-tier appliance package, including a 60" Viking gas range, 48" paneled Viking fridge, KitchenAid Professional dishwasher, ice maker, and wine and beverage fridges. The layout includes a walk-through pantry with custom cabinets and granite counters, offering direct access from the garage for effortless grocery unloading, as well as a separate butler's pantry with additional storage and prep space, perfect for seamless entertaining. The main floor showcases a luxurious primary suite featuring a double sided fireplace, bay window sitting area, private balcony access, & vaulted ceilings with ambient valence lighting. The spa-like ensuite offers a free standing



BainUltra heated air-jet tub, steam shower, and an enormous double dressing room with custom-built cabinetry, drawers, and a central island. Additional main level highlights include two powder rooms, a private office, a richly paneled den with walnut coffered ceilings and custom built-ins, and a well-appointed laundry room. The upper level features two secondary bedrooms, each with private ensuite bathrooms. Downstairs, the fully finished walkout basement is a true entertainer's™ paradise. A stunning circular wet bar with pendant lighting anchors the massive recreation and games room, while a dedicated media room features a 135" screen, 1080p projector, elevated theatre seating for seven, and a Dolby THX 14.2 surround sound system. A private gym with cork flooring and adjacent steam bath, a guest bedroom with 5-piece ensuite, a wine cellar with wrought iron glass doors and temperature control, and a Russound 26-speaker home stereo system complete this spectacular level. For the car enthusiast, quadruple oversized attached garages offer parking for up to 6 vehicles, featuring 12.5'™ ceilings, epoxy floors with border detailing, floor drains, and direct access to the basement. Located in a serene and private setting, yet minutes from top-rated schools, Aspen Landing, the 69th Street C-Train station, and major routes including Stoney Trail. Enjoy nearby golf courses and community amenities including a playground, outdoor recreation area, pickleball court, skating rink, picnic space, and an extensive network of walking paths. This is more than a home—it's a lifestyle. A rare and refined estate for the most discerning buyer

Built in 2013

## Essential Information

MLS® #

A2229246

|                |                                  |
|----------------|----------------------------------|
| Price          | \$3,800,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 7.00                             |
| Full Baths     | 5                                |
| Half Baths     | 2                                |
| Square Footage | 4,923                            |
| Acres          | 2.04                             |
| Year Built     | 2013                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 119 Leighton Lane       |
| Subdivision | Elbow Valley West       |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3Z 3T9                 |

### Amenities

|              |                                                                                                                     |
|--------------|---------------------------------------------------------------------------------------------------------------------|
| Amenities    | Playground, Picnic Area, Park                                                                                       |
| Parking      | RV Access/Parking, Driveway, Heated Garage, Insulated, Oversized, Quad or More Attached, Tandem, Workshop in Garage |
| # of Garages | 6                                                                                                                   |

### Interior

|                   |                                                                                                                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Walk-In Closet(s), Breakfast Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Master Downstairs, Open Floorplan, Pantry, Sauna, Steam Room, Vaulted Ceiling(s), Wet Bar, Wired for Sound |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Double Oven, Garage Control(s), Gas Cooktop, Washer/Dryer                                                                                                                                                                 |
| Heating           | Forced Air, In Floor                                                                                                                                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                                                                                        |
| # of Fireplaces   | 3                                                                                                                                                                                                                                                                          |
| Fireplaces        | Gas                                                                                                                                                                                                                                                                        |

|              |                          |
|--------------|--------------------------|
| Has Basement | Yes                      |
| Basement     | Full, Finished, Walk-Out |

## Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                                              |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Landscaped, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                           |
| Construction      | Wood Frame, Stone, Stucco, Wood Siding                                                    |
| Foundation        | Poured Concrete                                                                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 129             |
| Zoning         | RC-1            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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