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

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 homeâ€"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 140 Zoning RC-1

Listing Details

Listing Office eXp Realty

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