

\$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, and 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	Acreage with Residence, Bungalow
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	Park, Picnic Area, Playground
Parking	Driveway, Driveway, Heated Garage, Insulated, Oversized, Quad or More Attached, RV Access/Parking, Tandem, Workshop in Garage
# of Garages	6

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Master Downstairs, Sauna, Steam Room, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Dishwasher, Double Oven, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer
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
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 12th, 2025
Days on Market	51
Zoning	RC-1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.