

A MODERN *Prairie Masterpiece*



COLDWELL BANKER

COMPLETE
REAL ESTATE

THE STARNES GROUP

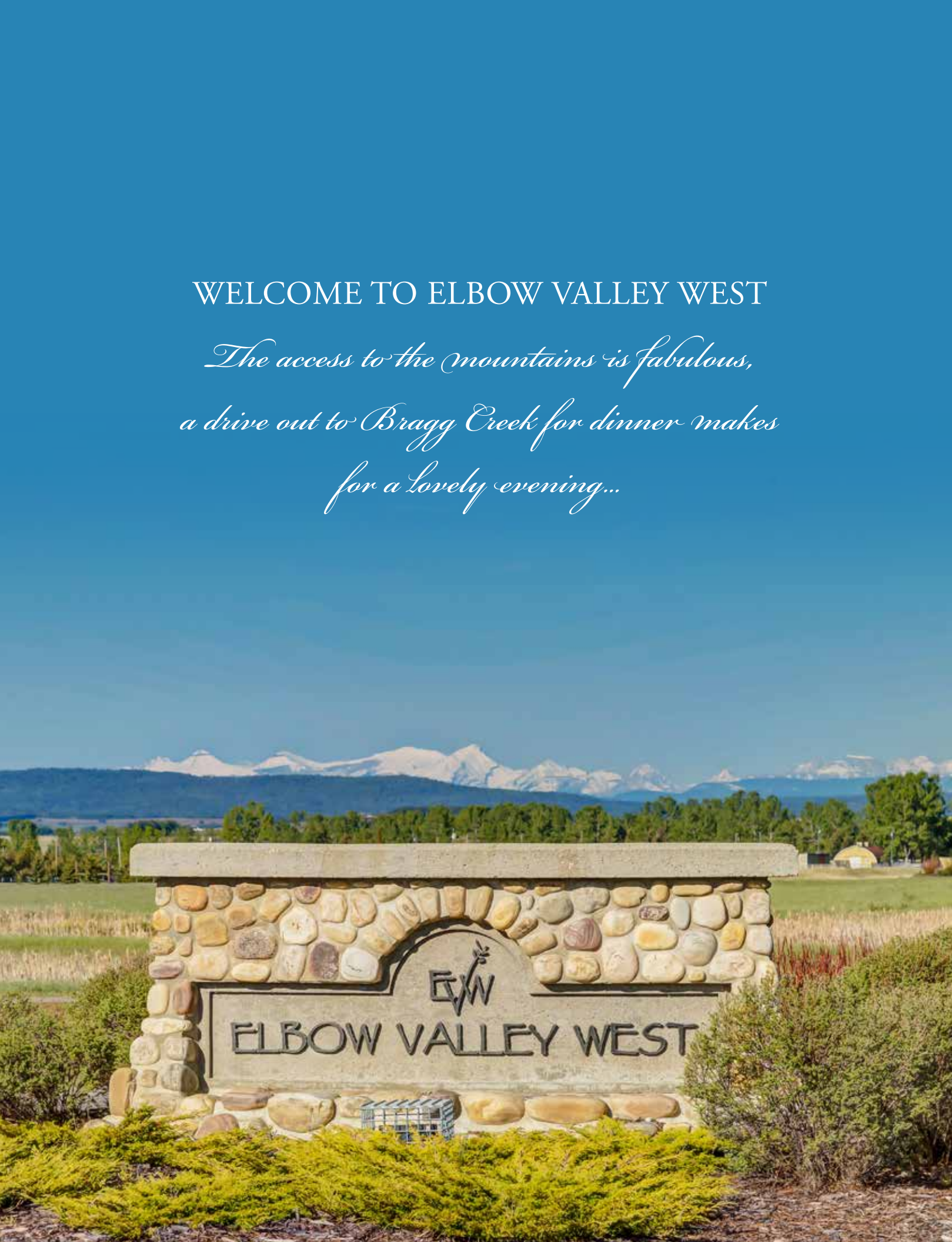
Proudly Presenting

335 LEIGHTON VIEW

ELBOW VALLEY WEST | ALBERTA, CANADA

WELCOME TO ELBOW VALLEY WEST

*The access to the mountains is fabulous,
a drive out to Bragg Creek for dinner makes
for a lovely evening...*



COMMUNITY OF ELBOW VALLEY WEST

The community of Elbow Valley West is just west to the community of Elbow Valley Estates. The residents of Elbow Valley West enjoy the neighboring pathway system that runs for miles through the communities, the playgrounds and skating ponds and the convenience of the *The Glencoe Golf & Country Club*. The access to the mountains is fabulous, a drive out to Bragg Creek for dinner makes for a lovely evening and the *Aspen Landing* and *West Hills* amenities are all within a 10-12 minute drive. The rural feel of the area is incredible and the access to downtown will be even easier with the new roadways currently being built. The drive to downtown is less than 20 minutes.





STUNNING ARCHITECTURAL DETAIL

On a street full of multimillion dollar homes, the most impressive of them all could be yours! This stunning “Frank Lloyd Wright,” inspired home stands out with the stunning *Utah Brick* details, *Limestone* edging, and gorgeous *Tyndall* stone columns. Two oversized double garages on each side of the U-shaped driveway combined with the gated front courtyard gives this home unique curb appeal while adding a compound feel. The Front courtyard features stamped concrete and an outdoor fireplace that can be accessed through large sliding doors to the formal dining space.









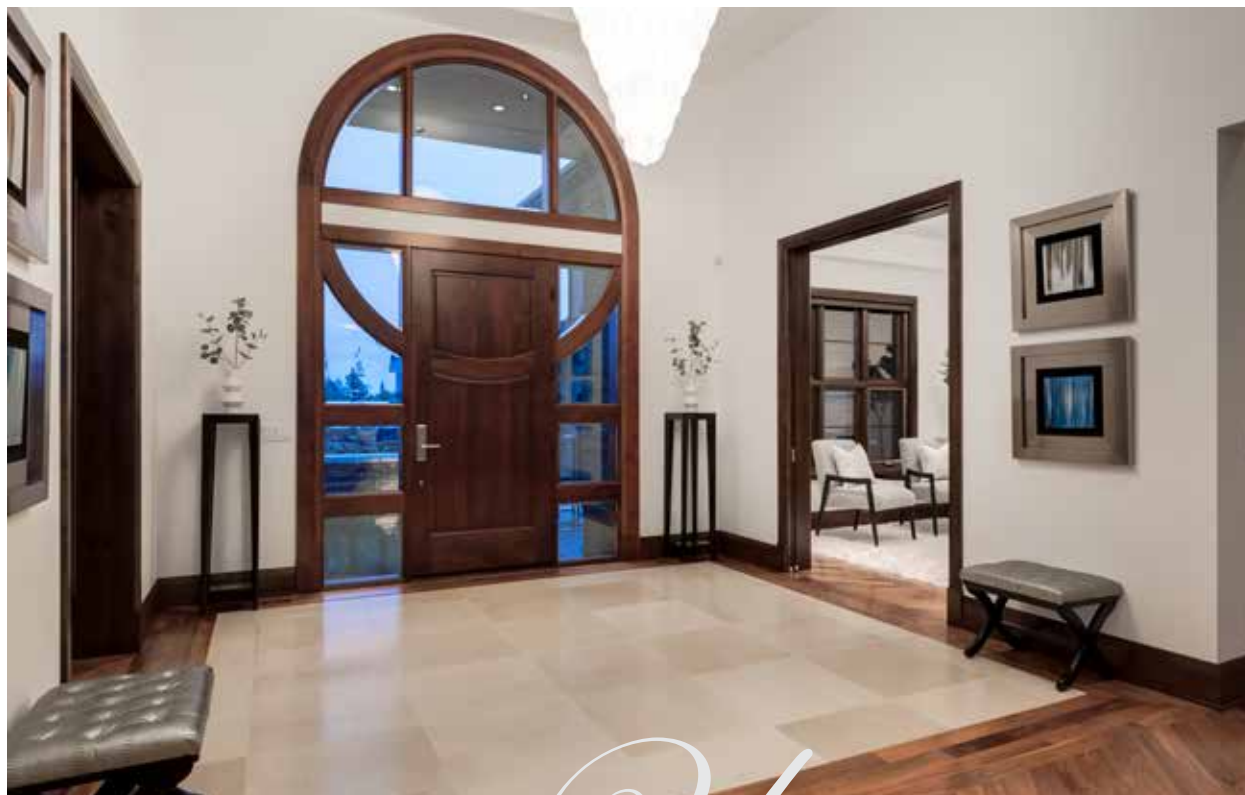
PRISTINE LANDSCAPING

Sit on your back patio and take in the lush green yard and low maintenance garden beds framed with large Rundle Rock Stone that can only be out done by your rolling farmland and unobstructed Rocky Mountain views. Multi-level patios spanning the entire back side of the home ensure that you can enjoy these views at all times of the day!









YOU HAVE ARRIVED

As you head through the grand custom-built front door with rich wood details and large windows that allow the morning sun to flood in your gaze will immediately be drawn to wall of windows perfectly framing the Rocky Mountains as if they are painted by Claude Monet himself. These views can make it tough to notice the superb design details but be sure you don't miss the bright stone tile inlaid in the front foyer that's anchored by a stunning designer chandelier.

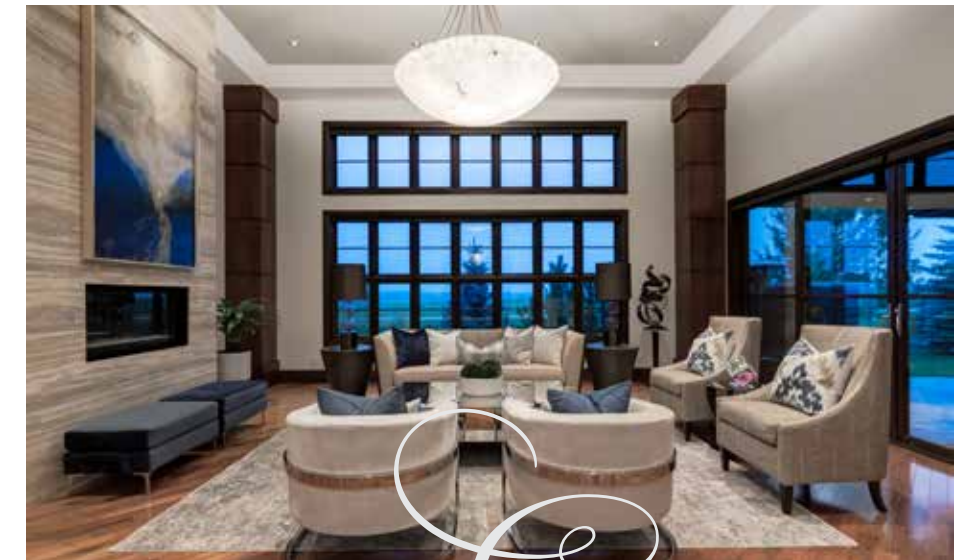
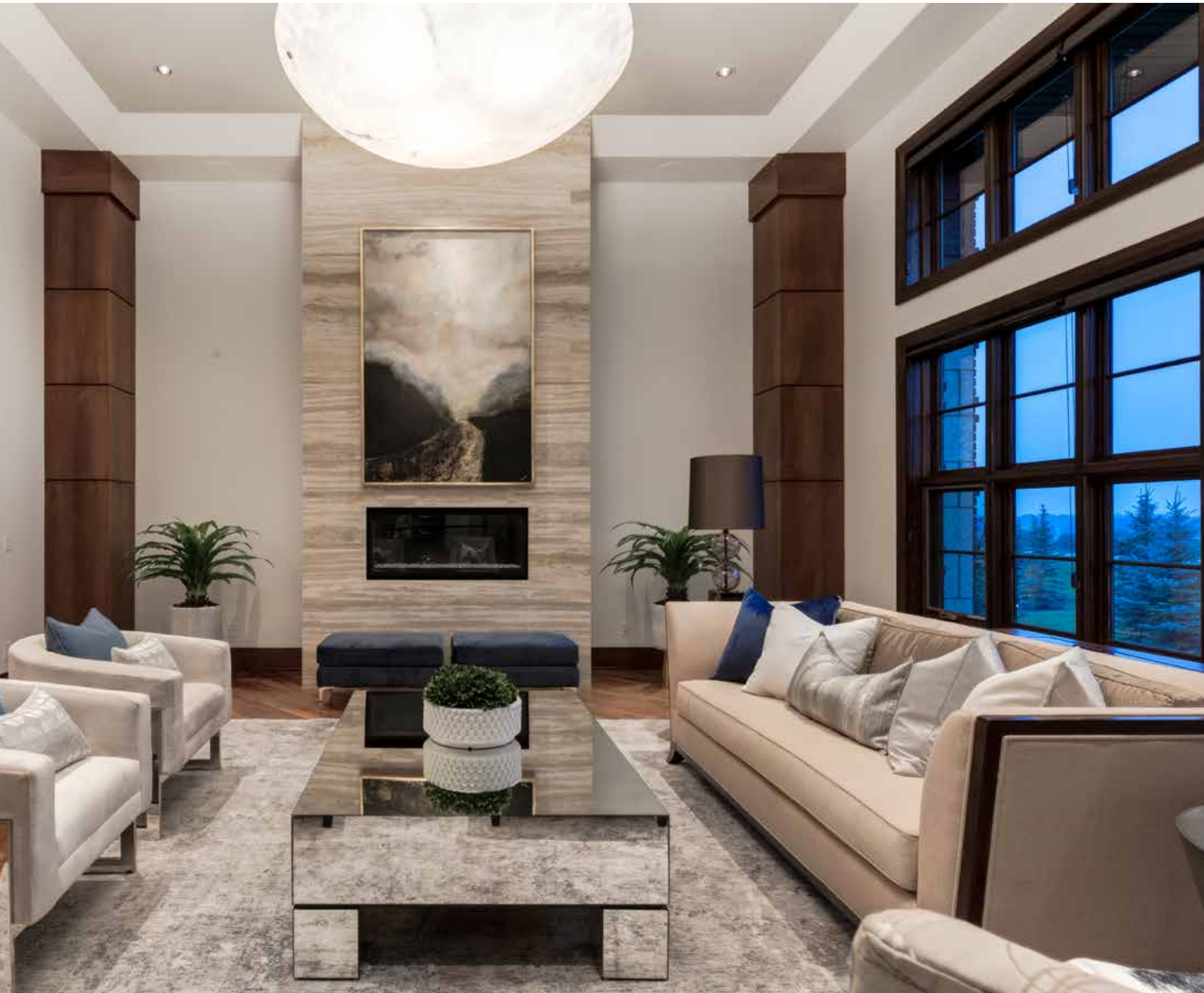




OFFICE

To your left, you have a superb front office featuring built-in custom solid wood cabinetry.





ELEGANT LIVING QUARTERS

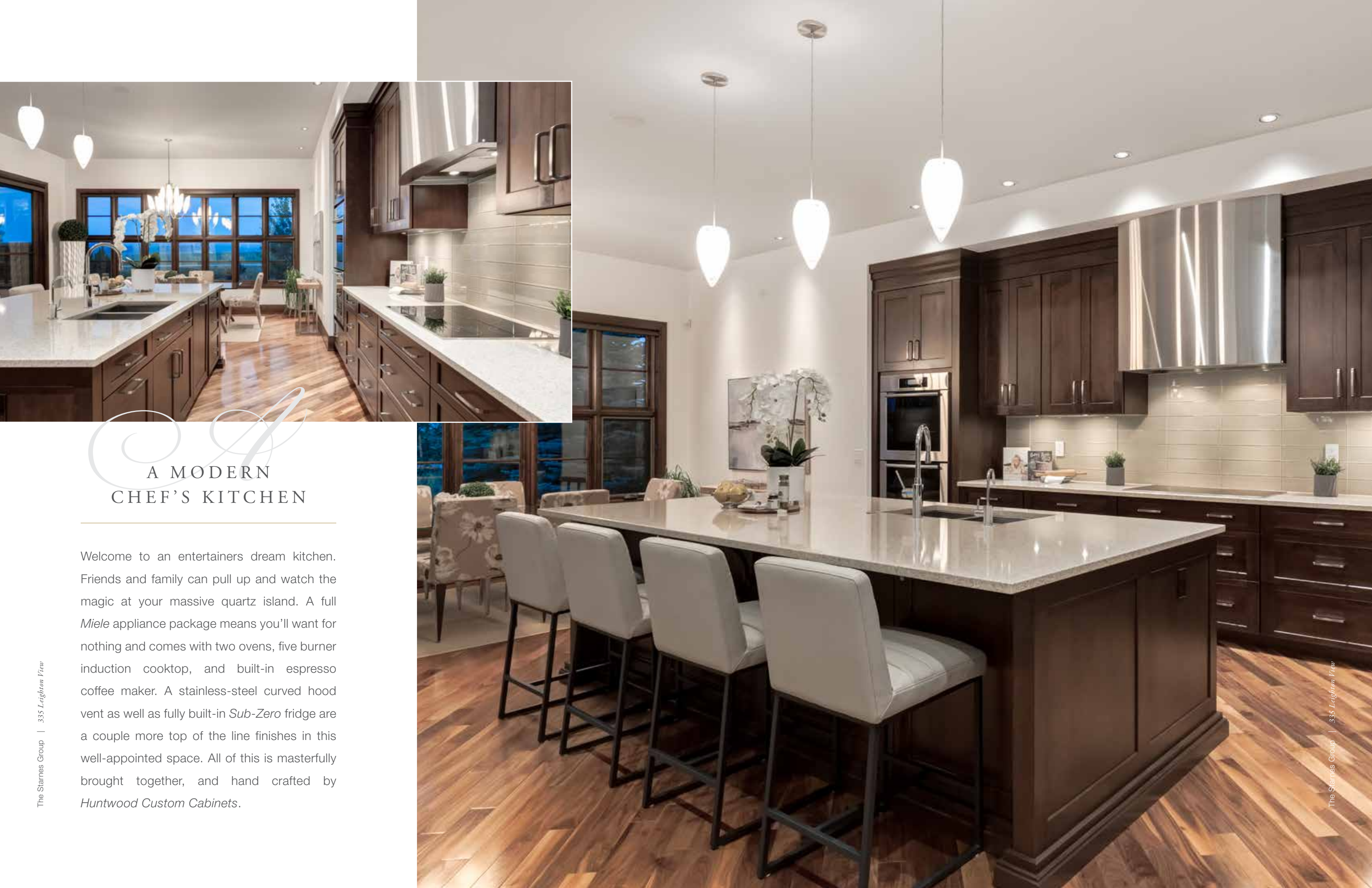
Continue across the gleaming hardwood floors into this jaw dropping great room that has a statement piece fireplace boasting floor to ceiling travertine stone to your left and large sliding doors that open to your covered courtyard on the right.





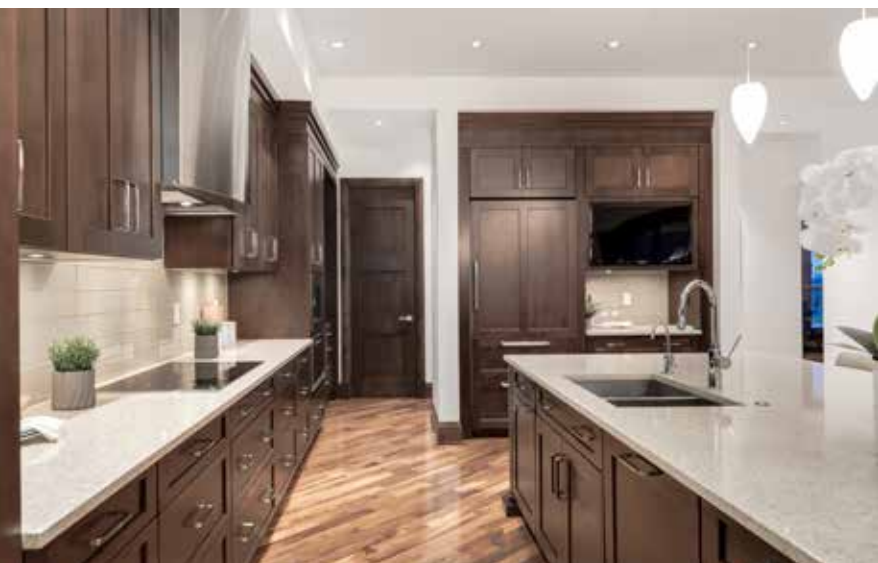






A MODERN CHEF'S KITCHEN

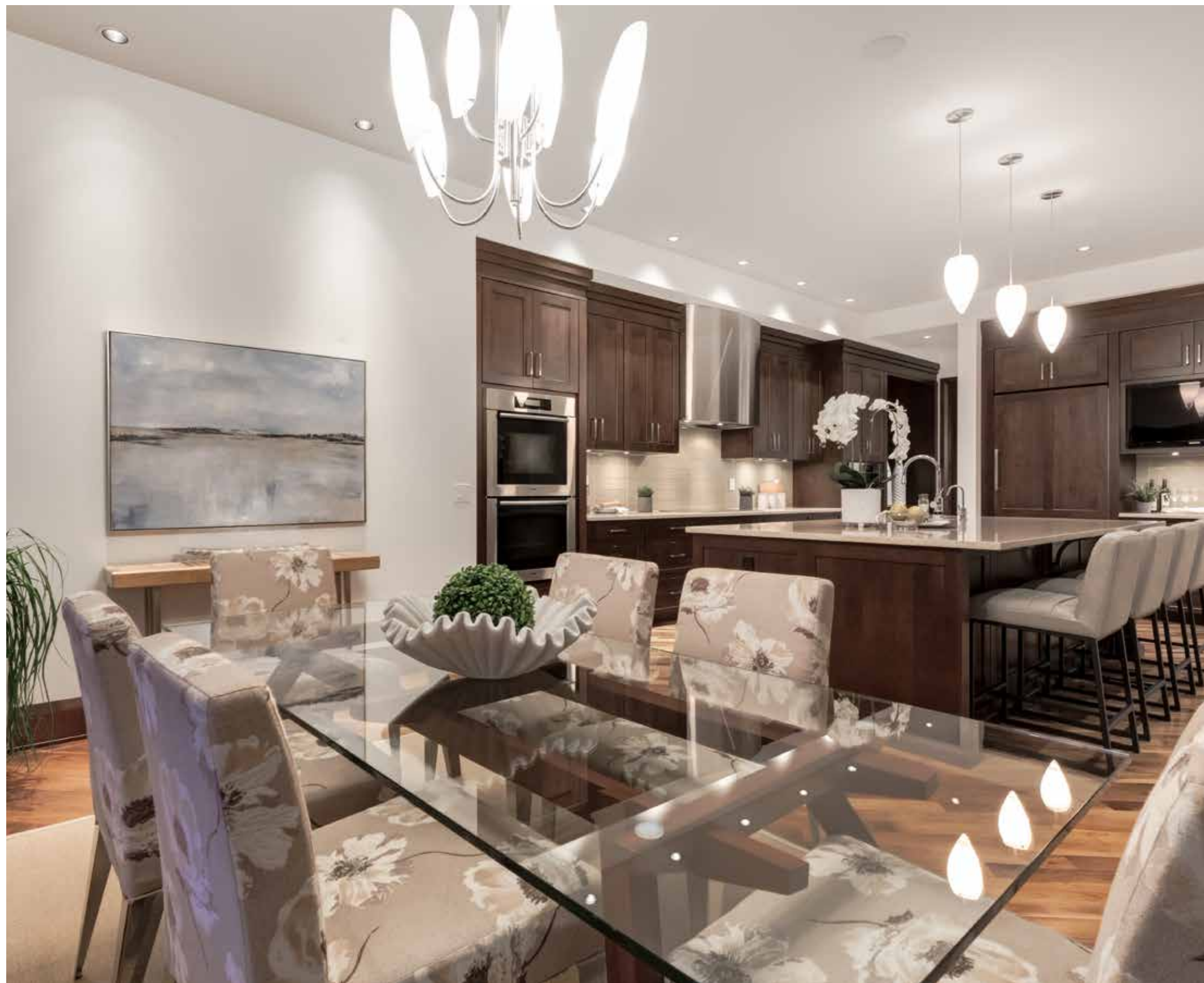
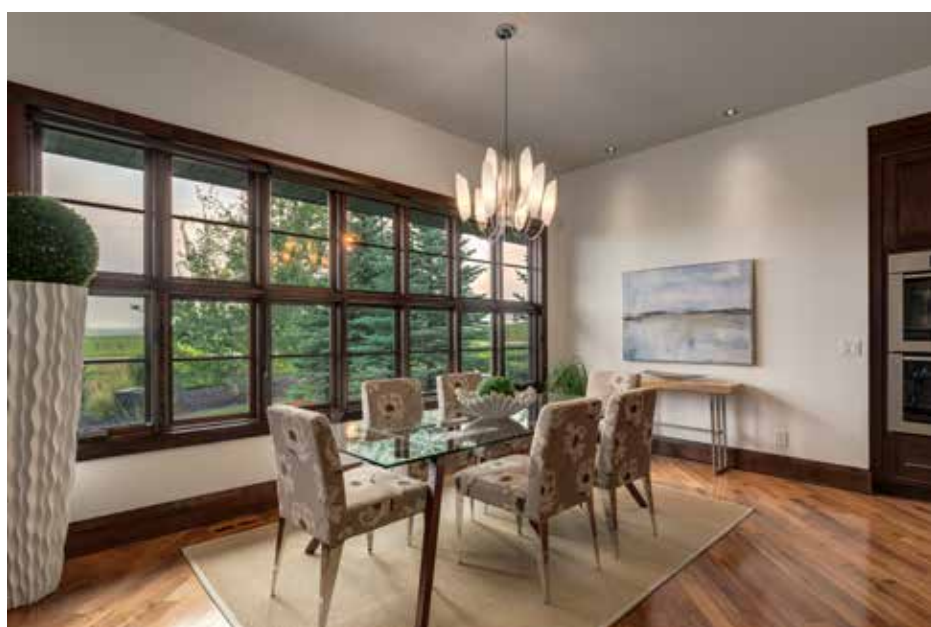
Welcome to an entertainers dream kitchen. Friends and family can pull up and watch the magic at your massive quartz island. A full *Miele* appliance package means you'll want for nothing and comes with two ovens, five burner induction cooktop, and built-in espresso coffee maker. A stainless-steel curved hood vent as well as fully built-in *Sub-Zero* fridge are a couple more top of the line finishes in this well-appointed space. All of this is masterfully brought together, and hand crafted by *Huntwood Custom Cabinets*.

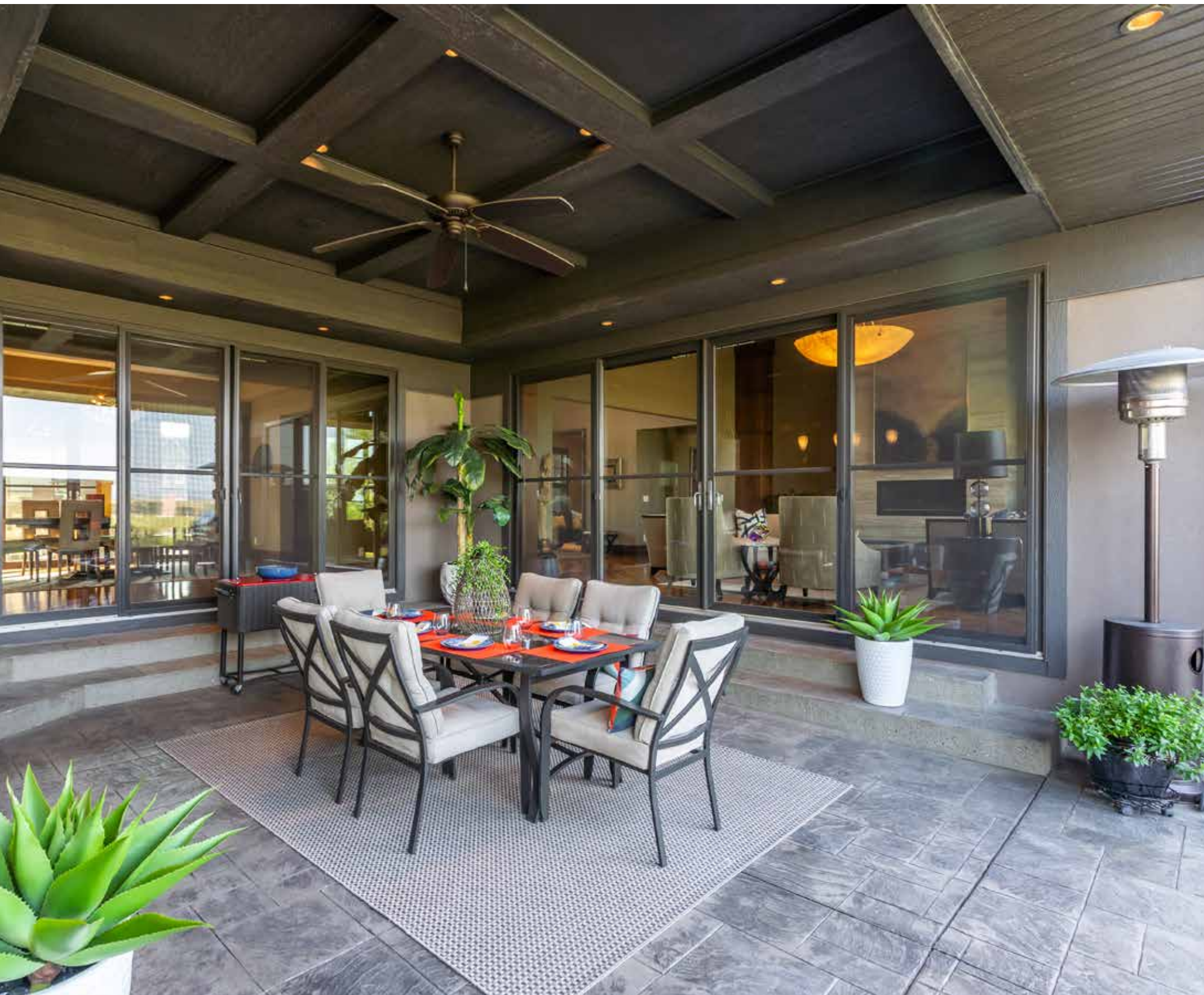




BREAKFAST NOOK

Much like the rest of the home, this space utilizes stunning views and SW lighting as the perfect backdrop to start your family's day off with the most important meal.





COVERED COURTYARD

This unique space is framed by three sides of large sliding doors and opens onto your back yard with another outdoor fireplace that provides warmth you can see and feel. Coffered ceilings give this space a luxurious touch and the stamped concrete makes it easy to clean. This space becomes extended living square footage in warmer months that you and your family will love spending time together in.





FORMAL DINING

On a hot summer day, what could be better than opening the large patio doors on either side of your formal dining space, turning on the front courtyard fireplace, and enjoying the sun setting behind the Rockies as you sit down for a meal. This space offers one of the best dinner settings in all of Calgary!





BUTLER'S PANTRY

Perfectly positioned between your chef's kitchen and formal dining space, this butler's pantry makes entertaining a dream! Equipped with a bar fridge, additional dishwasher, sink, and an abundance of storage space, this butler's pantry adds splendid functionality.





PRIMARY SUITE

Located on the main level and facing SW, this primary suite is strategically situated for perfect privacy and more stunning views. The high-end wool carpet adds to the warm and comfortable feel of this space a will feel great as you wind down after a long day and sit down in your bedroom sitting area to read your favorite book.





LUXURIOUS ENSUITE

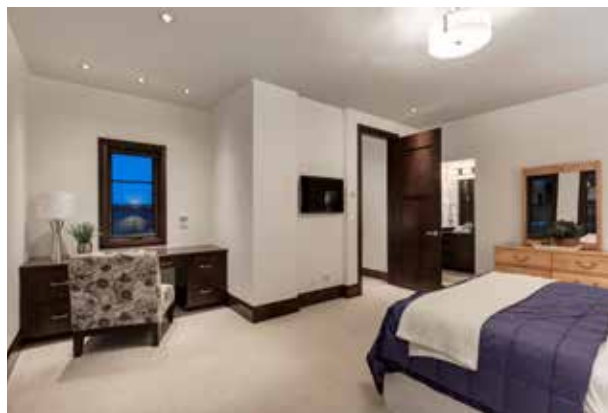
Rich walnut cabinetry with polished nickel hardware and light stone counters comes together in this luxurious spa like ensuite. His and her vanities with an abundance of storage in addition to a built-in custom makeup vanity is just the beginning. Take a left and you have hit the massive double steam shower, a divine place to start and end your day. The cherry on top, your dream closet, features high ceilings, custom hardwood cabinetry, and a center island with a variety of different storage for jewelry and accessories.





NORTH WING UPPER-LEVEL

This bright and cozy space is the ideal guest suite! Four separate directions of light allow warmth to spill into this cheerful room. Complete with a large ensuite, custom-built work desk, and small wet bar area with sink and fridge!



SOUTH WING UPPER-LEVEL

Much like the rest of this home, this space has been perfectly designed. This level provides an in-home office with a high-level executive feel. Boasting its own two-piece bathroom, the elevation of this space feels as if you are looking down at the Rockies from your corner office.





LOWER-LEVEL ENTERTAINING

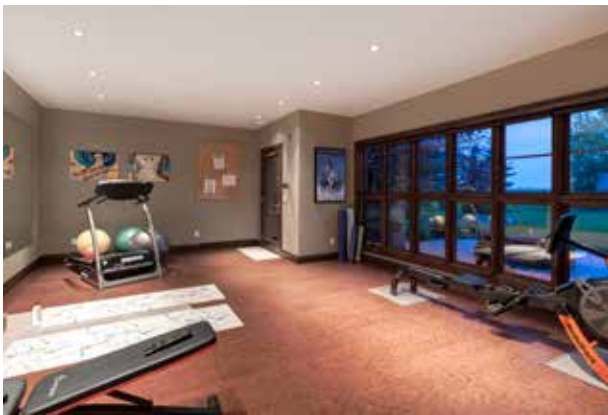
The house that keeps giving, we have made it to the lower-level walkout! You immediately step into the lower-level fun space. A large theatre screen in the family space is a great spot to cozy up and watch your favorite movie with the adjacent fireplace providing soothing warmth. Invite friends, colleagues, and extended family over to host them at your personal bar! Two large TV screens, two stainless steel fridges, and a dishwasher are some of the bonuses featured here. To tie this exciting space together, you will have your very own wine cellar to store all your favorite wines and spirits.





ADDITIONAL LOWER-LEVEL SPACES

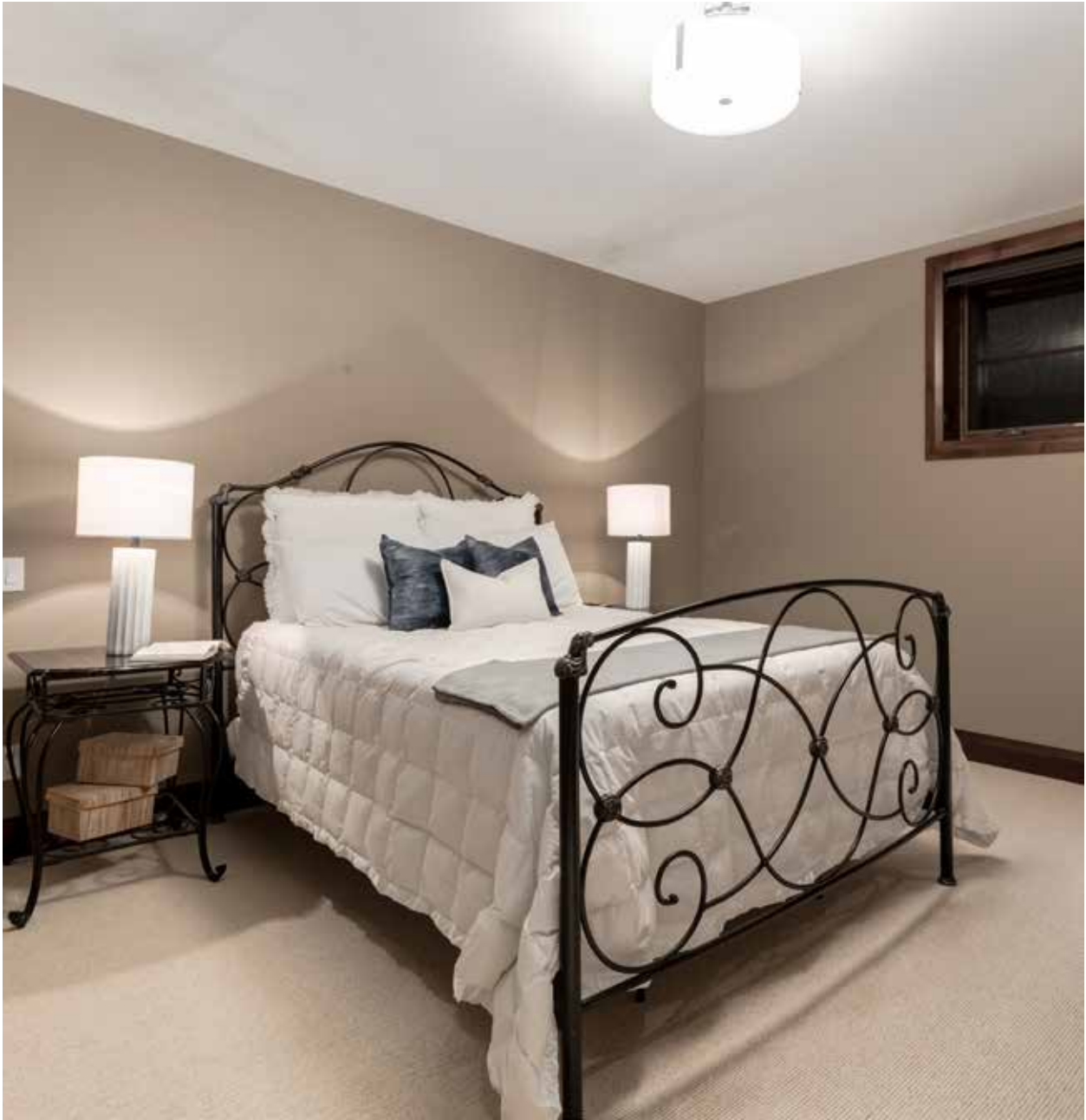
Work on your pool game or any other fun pastimes in this well-appointed game room! You are now the proud owner of a gym with one of the best views in the city. The large mirror makes this large space seem even bigger and the cork flooring is ideal for weightlifting. Hit the treadmill while you stare out at more views of rolling Albertan Hills and the famous Rocky Mountains.



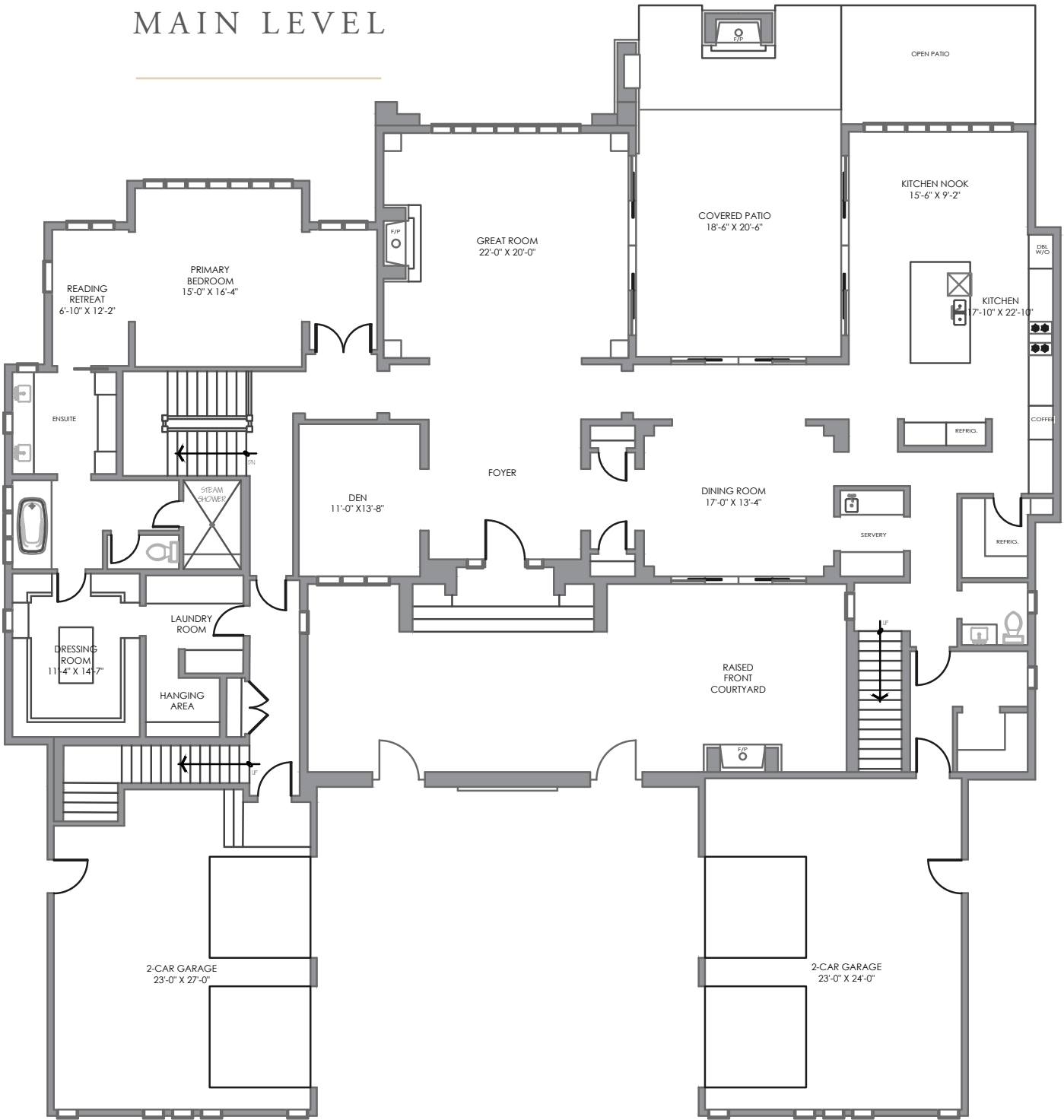


ADDITIONAL LOWER-LEVEL BEDROOMS

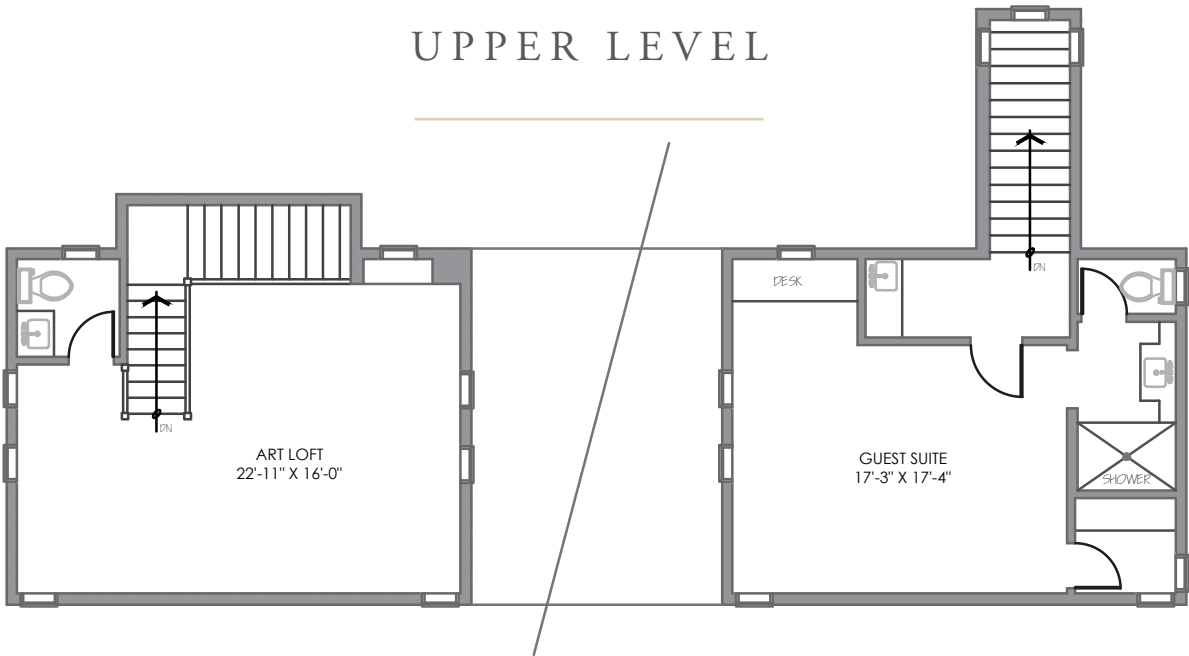
Two additional large bedrooms with walk-in closets and ensuite bathrooms both boast massive egress windows that allow so much light that they feel like they're on the second level of home!



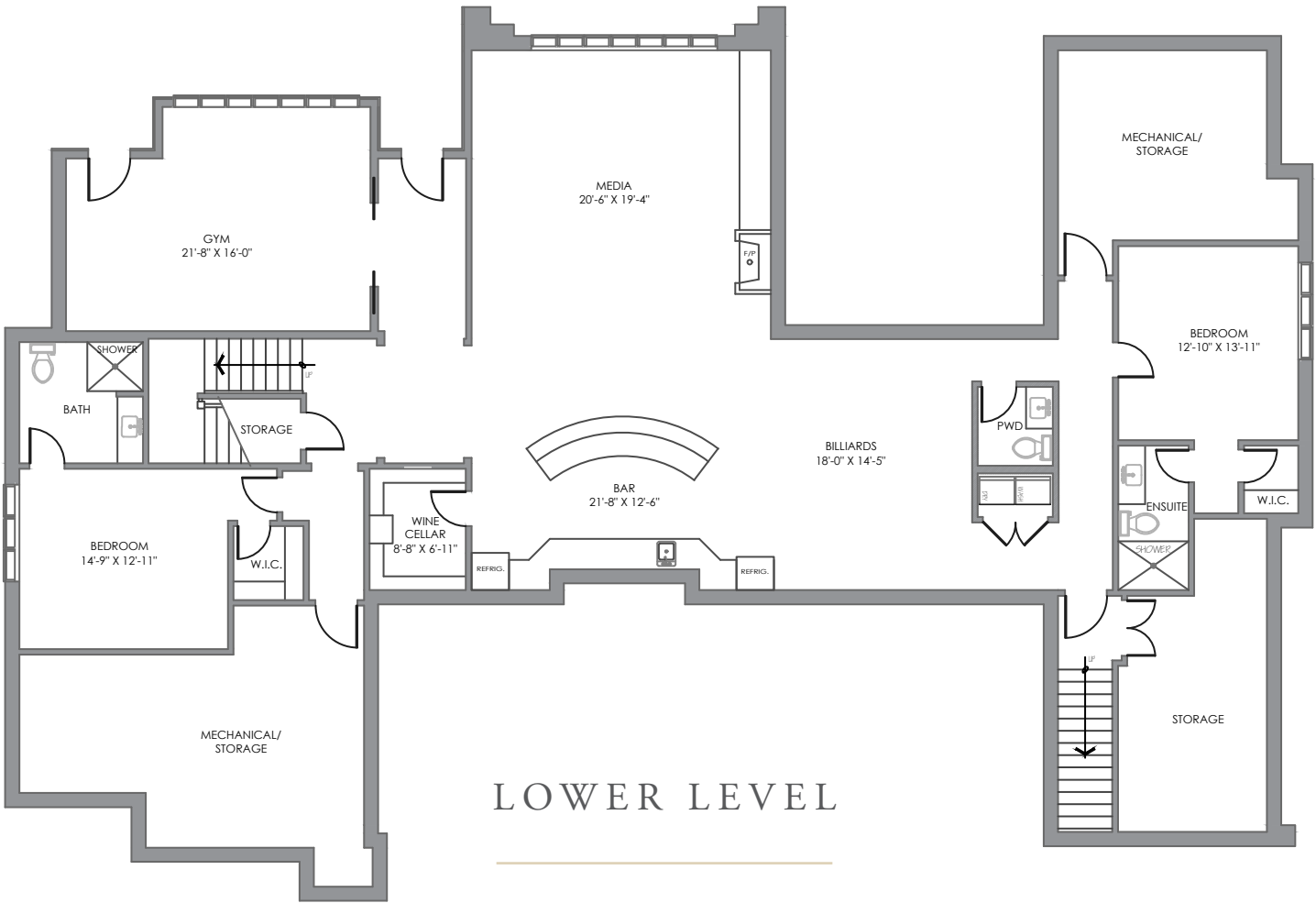
MAIN LEVEL



UPPER LEVEL



LOWER LEVEL



Main Floor Space:	3,864.42 square feet
Garage Area:	1,390.25 square feet
Outdoor Area:	762.5 square feet
Upper Floor Space:	986.13 square feet
Total Above Grade Floor Space:	4,850.55 square feet
Lower Floor Space:	3,512.27 square feet
Total Developed Floor Space:	8,362.82 square feet

E&O INSURED

DISCLAIMER: ALL TOTAL AREA MEASUREMENTS COMPLETED AND INSURED BY SQUARE ONE MEASURE USING THE RMS GUIDELINES SET OUT BY RECA (REAL ESTATE COUNCIL OF ALBERTA). MEASUREMENT INSURANCE PROVIDED IS TO BE CONSIDERED VOID WITHOUT PAYMENT AND NO ALTERATIONS, CHANGES, OR MANIPULATIONS CAN BE MADE TO THE DRAWING PACKAGE WITHOUT THE APPROVAL OF SQUARE ONE MEASURE. TOTAL SQUARE FOOTAGE MEASUREMENTS ARE BASED ON THE AREA WITHIN THE ALLOWED PERIMETER OF THE DETACHED OR ATTACHED HOME. THEY DO NOT INCLUDE DECKS, PATIOS, GARAGES, VAULTED "OPEN TO BELOW" AREAS, PLANT LEDGE WINDOWS, AREAS WITH FLOOR TO CEILING HEIGHTS BELOW FIVE FEET, AND FIREPLACE CANTILEVERS. FOR MORE INFORMATION ON THE RESIDENTIAL MEASUREMENT STANDARD (RMS) PLEASE VISIT: WWW.RECA.CA



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