



GRASSROOTS

REALTY GROUP

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**110 Crooked Pond Way
Rural Rocky View County, Alberta**

MLS # A2306693



\$1,680,000

Division:	Elbow Valley		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,707 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Creek/River/Stream/Pond, Cul-De-Sac, Front		

Heating:	Boiler, Forced Air	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile	Sewer:	None
Roof:	Asphalt Shingle	Condo Fee:	\$ 240
Basement:	Full	LLD:	6-24-2-W5
Exterior:	Post & Beam, See Remarks, Stucco	Zoning:	DC13
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)

Inclusions: NA

Welcome to 110 Crooked Pond Way, a craftsman-inspired estate backing directly onto the pond, tucked at the end of a quiet cul-de-sac in one of Calgary's most sought-after communities. From the street, the stone and timber exterior and arched garage doors set the tone. The oversized triple attached garage offers room for vehicles, gear, and everything that comes with an active Alberta family. Inside, over 4,100 sq ft unfolds across three levels with the kind of warmth that's hard to manufacture, rich hardwood floors, custom cherry cabinetry, and natural light that moves through the home all day. The main level flows from a formal dining room that seats twelve comfortably to a chef's kitchen outfitted with a gas cooktop, double wall ovens, granite countertops, and a built-in desk nook that keeps family life organized. The living room, anchored by a stone fireplace, opens directly to the deck and that unobstructed pond view, a backdrop that genuinely never gets old. A dedicated home office and main floor laundry round out a level designed for how real families live. Upstairs, the primary suite is generous and calm, pond views, a walk-in closet, and a spa-inspired ensuite with a soaker tub and separate shower. Two additional bedrooms offer real space for kids or guests. The walkout lower level is where this home really shows its personality, a wood-burning fireplace, a massive rec area with room for a games setup and home gym, and direct access to the backyard and water's edge. There's space down here for every stage of family life. Step outside and the pond is right there, framed by mature trees and a stone bridge in the distance, with the kind of quiet that's rare this close to the city. Elbow Valley offers private lakes, tennis and pickleball courts, playgrounds, and an extensive pathway system, a true community in every sense, just minutes from Calgary. Pond-backing lots in

Elbow Valley don't come available often. This one is the whole package.