



THE
A-TEAM

**RE/MAX
FIRST**

3B WILLOW Crescent, Calgary T3C 3B8

MLS® #: **A2165364** Area: **Spruce Cliff** Listing Date: **09/12/24** List Price: **\$1,595,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **4,542 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,559**
 Low Sqft:
 Ttl Sqft: **2,559**

DOM

82
Layout
 Beds: **3 (2 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Lawn,Irregular Lot,Reverse Pie Shaped Lot,Level,Street Lighting**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting,Private Yard**

Construction: **Cement Fiber Board,Concrete,Stucco,Wood Frame**
 Flooring: **Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Electric Oven,Garage Control(s),Microwave,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 5`1"	Dining Room	Main	13`3" x 10`10"
Family Room	Main	14`0" x 16`5"	Kitchen	Main	13`3" x 13`10"
Living Room	Main	19`9" x 24`5"	Pantry	Main	8`9" x 5`4"
Mud Room	Main	6`5" x 7`11"	3pc Ensuite bath	Upper	8`6" x 5`0"
4pc Ensuite bath	Upper	8`7" x 4`11"	5pc Ensuite bath	Upper	13`6" x 11`1"

Bedroom
Laundry
Walk-In Closet

Suite
Upper
Upper

10`10" x 10`8"
6`4" x 8`0"
13`6" x 11`2"

Bedroom
Bedroom - Primary
Walk-In Closet
Legal/Tax/Financial

Upper
Upper
Upper

10`1" x 12`0"
13`3" x 24`5"
8`6" x 5`2"

Title:
Fee Simple
Legal Desc:

2212028

Zoning:
R-C2

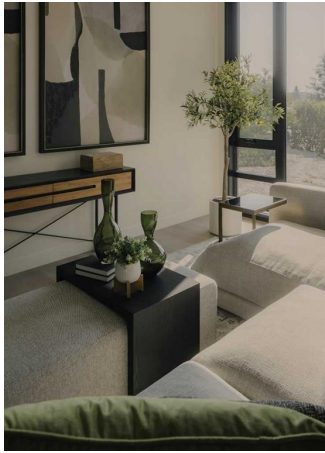
Remarks

Pub Rmks: **It's rare to find yourself in an urban neighbourhood with no other homes in sight. From the front lawn of 3B, your view stretches beneath a 70-year-old larch tree, across Poplar Park, and into a quiet school field. This open, tree-canopied landscape was the driving inspiration behind Davignon Martin's vision for this mid-century lot. Lead architect Richard Davignon, winner of the American Institute of Architects Award of Excellence, ensured every detail felt intentional. The home features three spacious bedrooms, each with its own ensuite, offering both comfort and privacy. The primary ensuite is designed for indulgence, with a deep soaker tub, double shower, and a massive walk-in closet for all your storage needs. At the center of the home is a custom kitchen, perfect for the modern homeowner. Expansive windows frame beautiful park views, and handmade oak railings subtly blend into the almond-colored floors. Built-in storage throughout, including a central pantry and mudroom, keeps clutter out of sight, creating a sense of lightness and space. The backyard is large enough for bocce and family BBQ's, a rare find on such a home. To fully appreciate the finer architectural details and masterful craftsmanship that distinguish this home, you must experience it in person.**

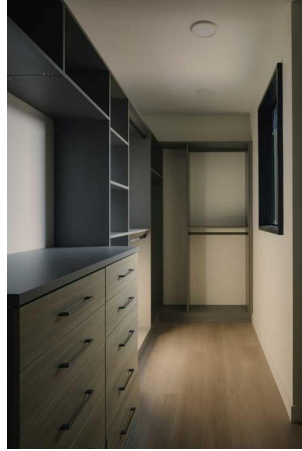
Inclusions:
Property Listed By: **N/A**
MaxWell Capital Realty

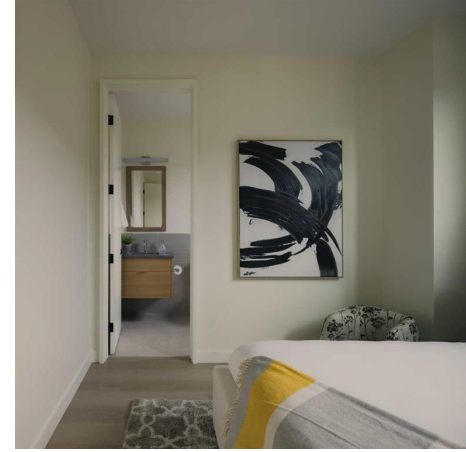
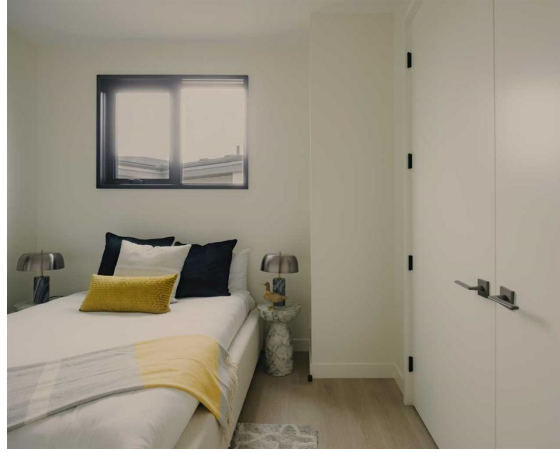
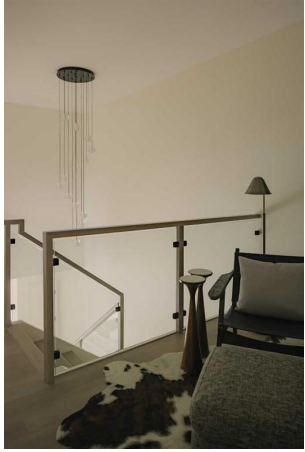
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123















B-3 Willow Crescent SW, Calgary, AB

2nd Floor Exterior Area 1288.27 sq ft
Excluded Area 35.06 sq ft



PREPARED: 2024/09/06



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

B-3 Willow Crescent SW, Calgary, AB

Main Floor Exterior Area 1273.07 sq ft



PREPARED: 2024/09/06



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