



THE
A-TEAM

**RE/MAX
FIRST**

3A WILLOW Crescent, Calgary T3C 3B8

MLS®#: **A2172542**

Area: **Spruce Cliff**

Listing Date: **10/11/24**

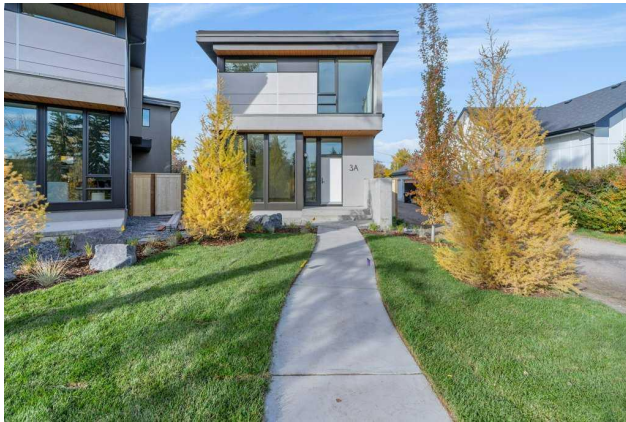
List Price: **\$1,795,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2023**

Finished Floor Area

Abv Sqft: **2,558**

Low Sqft:

Ttl Sqft: **2,558**

Lot Information

Lot Sz Ar: **4,499 sqft**

Lot Shape:

DOM

71

Layout

Beds: **3 (3)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Irregular Lot,Street Lighting,Pie Shaped Lot,Treed**

Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Concrete,Mixed,Stucco,Wood Frame**
Flooring: **Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Electric Oven,Refrigerator,Washer/Dryer**
Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`7" x 5`2"	Dining Room	Main	13`3" x 11`3"
Family Room	Main	14`1" x 16`7"	Kitchen	Main	13`3" x 13`5"
Living Room	Main	19`10" x 21`4"	Mud Room	Main	6`5" x 12`4"
Pantry	Main	8`8" x 5`3"	3pc Ensuite bath	Upper	8`6" x 4`11"
4pc Ensuite bath	Upper	8`6" x 4`11"	6pc Ensuite bath	Upper	13`6" x 10`9"
Bedroom	Upper	10`1" x 11`3"	Bedroom	Upper	10`11" x 11`3"
Laundry	Upper	6`8" x 8`0"	Bedroom - Primary	Upper	13`3" x 14`1"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

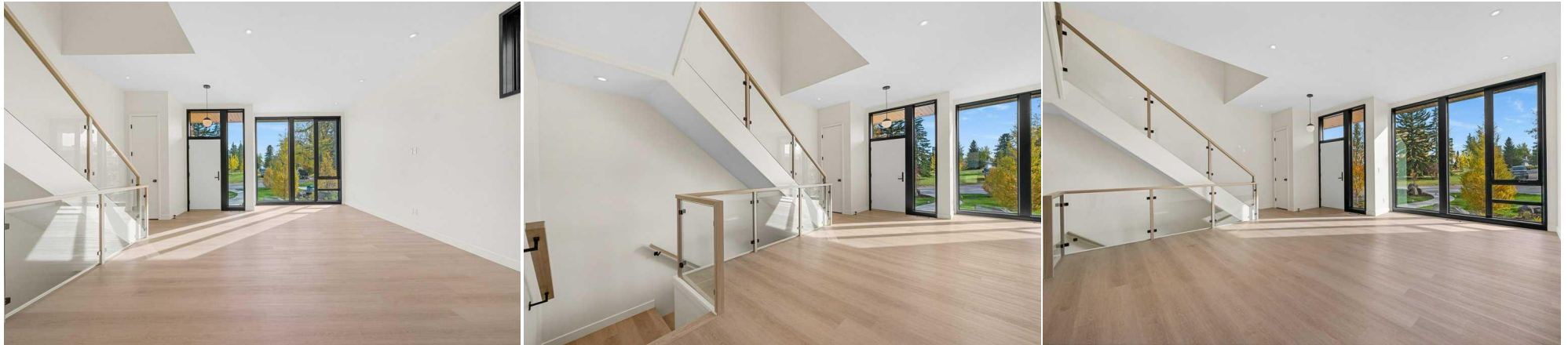
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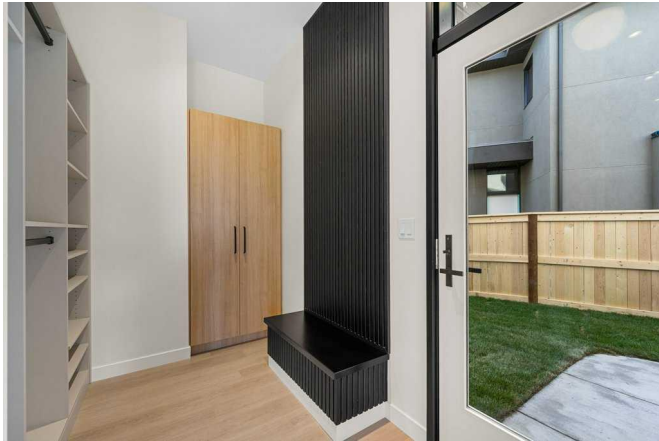
Remarks

Pub Rmks: **Nestled on the eastern side of the property, 3A presents a bright, open-concept layout that seamlessly flows into a private outdoor backyard perfect for entertaining. As you step onto the front lawn, your gaze extends beneath the branches of a majestic 70-year-old larch tree, offering views that sweep across Poplar Park and into a peaceful school field. This serene, tree-lined backdrop was the inspiration for Davignon Martin's thoughtful approach to this mid-century lot. Renowned architect Richard Davignon, recipient of the prestigious American Institute of Architects Award of Excellence, has crafted every element with care and precision. The home boasts three generously sized bedrooms, each with its own ensuite bathroom, ensuring both comfort and privacy. The primary ensuite is a true retreat, featuring a luxurious soaker tub, a spacious double shower, and an expansive walk-in closet for ample storage. At the heart of the home lies a custom-designed kitchen, perfectly suited for the contemporary homeowner. Large windows frame stunning park views, while handmade oak railings gracefully complement the almond-hued floors. Clever built-in storage solutions, including a central pantry and mudroom, contribute to the home's sense of openness and clutter-free living. The backyard offers plenty of space for bocce or family barbecues—an uncommon feature in homes of this style. To truly appreciate the exquisite architectural details and craftsmanship that make this home unique, a personal visit is a must.**

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

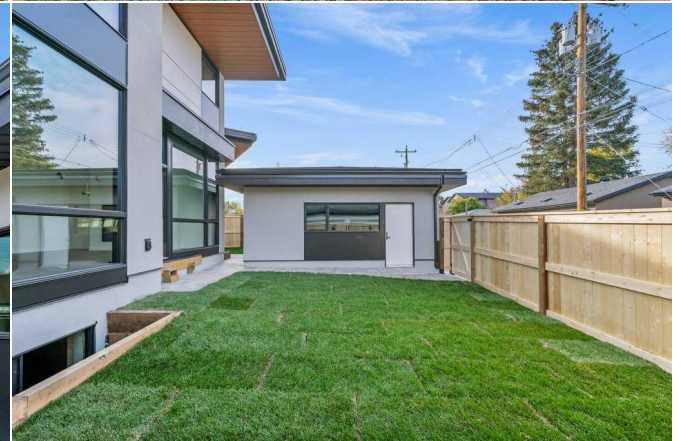
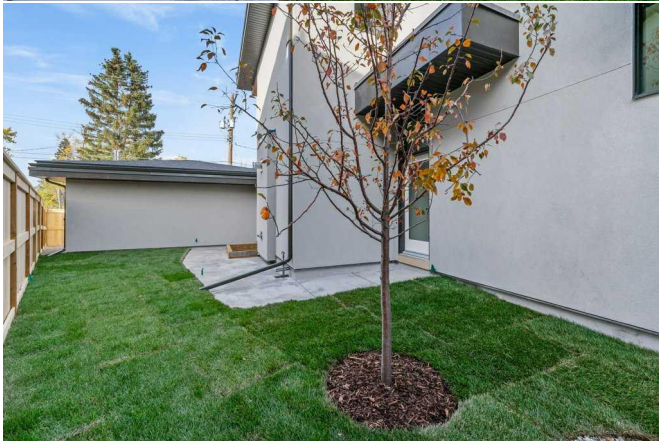
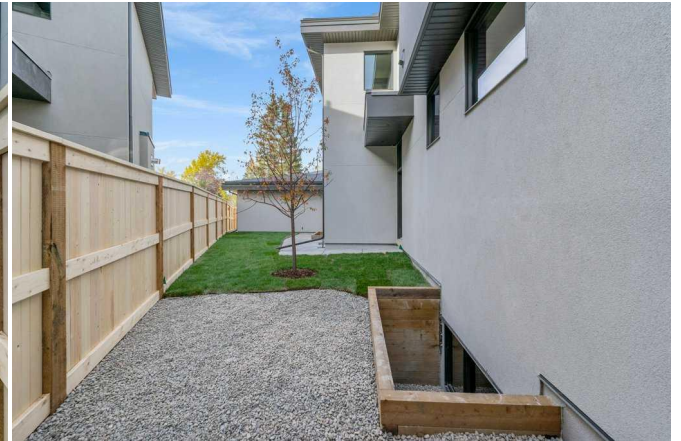












A-3 Willow Crescent SW, Calgary, AB

Main Floor Exterior Area 1270.87 sq ft



0 4 8

PREPARED: 2024/10/10



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

A-3 Willow Crescent SW, Calgary, AB

2nd Floor Exterior Area 1227.88 sq ft
Excluded Area 33.45 sq ft



0 4 8

PREPARED: 2024/10/10



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A-3 Willow Crescent SW, Calgary, AB

Basement (Below Grade) Exterior Area 1171.50 sq ft



0 4 8

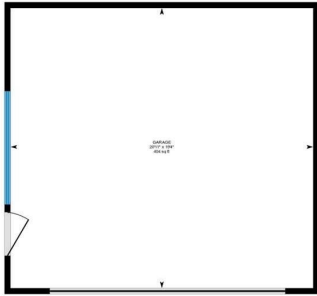
PREPARED: 2024/10/10



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A-3 Willow Crescent SW, Calgary, AB

Garage Excluded Area 438.86 sq ft



0 2 4 ft

PREPARED: 2024/10/10



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