



THE
A-TEAM

**RE/MAX
FIRST**

3C WILLOW Crescent, Calgary T3C 3B8

MLS®#: **A2172664** Area: **Spruce Cliff** Listing Date: **10/11/24** List Price: **\$1,695,000**
 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: **6,243 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Lawn,Irregular Lot,Level,Street Lighting**
 Park Feat: **Triple Garage Detached**

DOM

11
Layout
 Beds: **3 (2 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **3**
 Garage Sz: **3**

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`7" x 5`1" | Dining Room | Main | 13`1" x 10`10" |
| Family Room | Main | 14`2" x 16`2" | Kitchen | Main | 15`3" x 13`10" |
| Living Room | Main | 19`9" x 24`6" | Pantry | Main | 8`8" x 5`3" |
| 3pc Ensuite bath | Upper | 8`6" x 5`0" | 4pc Ensuite bath | Upper | 8`5" x 4`11" |
| 5pc Ensuite bath | Upper | 13`6" x 11`0" | Bedroom | Suite | 10`11" x 10`8" |
| Bedroom | Upper | 10`1" x 11`10" | Laundry | Upper | 6`3" x 8`0" |

Bedroom - Primary
Walk-In Closet

Upper
Upper

13`2" x 24`5"
8`6" x 5`2"

Walk-In Closet

Upper

13`5" x 11`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2212028

Zoning:
R-CG

Remarks

Pub Rmks:

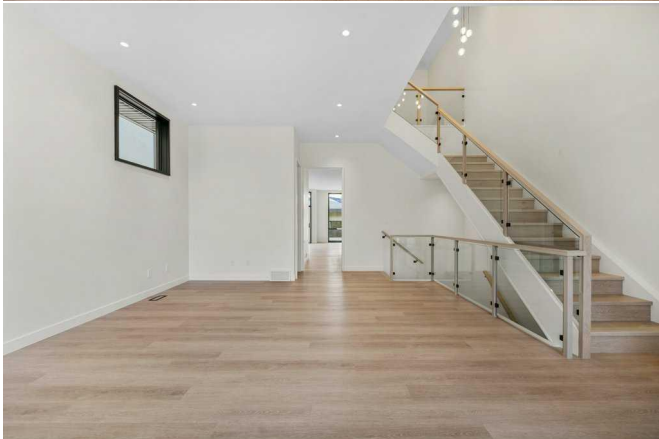
One of 3C's most impressive features is its expansive outdoor space, which covers just 36% of the property, leaving ample room for lush, natural surroundings. The sleek, glass-walled living areas seamlessly connect to the sprawling landscape, while a triple-car garage adds convenience without compromising the beauty of the setting. Designed by the renowned architects at Davignon Martin, the home masterfully incorporates abundant natural light. Strategically placed, oversized windows frame serene views of the adjacent park and the surrounding greenery, making every room feel like its own private retreat. This thoughtfully crafted residence includes three generously sized bedrooms, each with its own ensuite for ultimate comfort and privacy. The primary ensuite is a luxurious haven, featuring a deep soaking tub, double shower, and an expansive walk-in closet designed to accommodate even the most extensive wardrobes. At the heart of the home is a bespoke kitchen, perfect for the modern homeowner. Handmade oak railings blend effortlessly with the almond-toned flooring, while built-in storage solutions—including a central pantry and mudroom—ensure that clutter remains out of sight, maintaining a bright and airy feel throughout. Every detail of the home reflects an architectural focus on harmony, comfort, and the rhythms of daily life, making it an ideal space for a family that is continually evolving. This is a home that truly must be seen to be fully appreciated.

Inclusions:
Property Listed By:

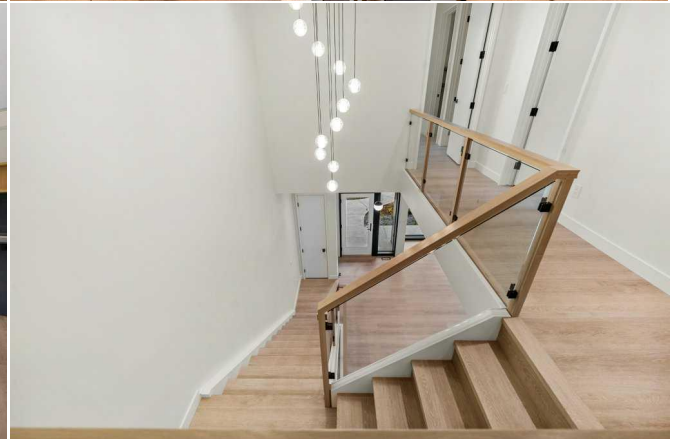
N/A
MaxWell Capital Realty

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











C-3 Willow Crescent SW, Calgary, AB

2nd Floor
Exterior Area 1260.78 sq ft
Excluded Area 32.24 sq ft



PREPARED: 2024/10/10



White regions are excluded from total floor area in 10/10/24 floor plan. All room dimensions and floor areas must be considered approximate and are subject to independent verification.