

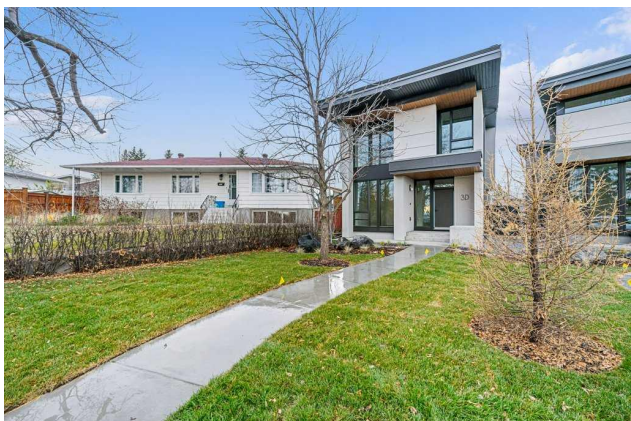


THE
A-TEAM

**RE/MAX
FIRST**

3D WILLOW Crescent, Calgary T3C 3B8

MLS®#: **A2179362** Area: **Spruce Cliff** Listing Date: **11/14/24** List Price: **\$1,995,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2023**
Lot Information
 Lot Sz Ar: **5,521 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,590**
 Low Sqft:
 Ttl Sqft: **2,590**

DOM

6
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 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	4`6" x 4`11"	Dining Room	Main	10`5" x 12`9"
Family Room	Main	9`6" x 25`11"	Foyer	Main	10`2" x 7`0"
Kitchen	Main	10`5" x 13`2"	Living Room	Main	15`6" x 19`8"
Pantry	Main	9`10" x 6`4"	3pc Bathroom	Second	7`11" x 5`1"
4pc Ensuite bath	Second	5`0" x 8`0"	5pc Ensuite bath	Second	10`0" x 16`6"
Bedroom	Second	10`5" x 14`3"	Bedroom	Second	9`1" x 20`10"
Laundry	Second	7`4" x 10`7"	Bedroom - Primary	Second	14`1" x 16`0"

Walk-In Closet

Second

5`3" x 22`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2212028

Zoning:
R-CG

Remarks

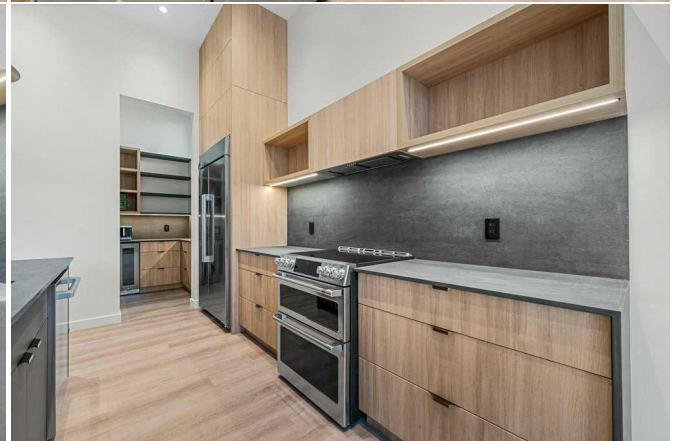
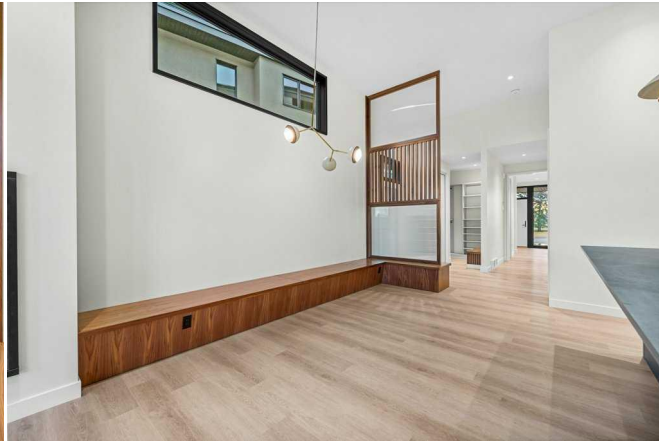
Pub Rmks: **Nestled along the sun-kissed southwestern edge of an oversized lot, 3D captures the golden hour in a stunning display of elegant architecture and inviting design. This one-of-a-kind, standalone residence boasts soaring ceilings in the main living area, creating an expansive, airy atmosphere that exudes sophistication. 3D speaks volumes. The main floor unfolds into an open-plan layout with generous, light-filled spaces dedicated to living and dining. Expansive windows reveal a generous private backyard with easy access to the garage, while custom lighting by Quebec's Luminaire Authentik highlights the warmth and character of each room. The kitchen is a chef's dream, with abundant counter space crafted from Italian ceramics, built to handle heavy-duty use while remaining visually striking. Locally designed and custom-built cabinetry, featuring Hettich soft-touch closures, adds both durability and beauty, marrying form and function seamlessly. The spacious pantry, complete with additional countertops and open shelving, serves as a second kitchen, offering ample storage and an ideal workspace for culinary pursuits. 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. This home is an inspired blend of elegance, function, and durability—crafted for those who appreciate the art of living well.**

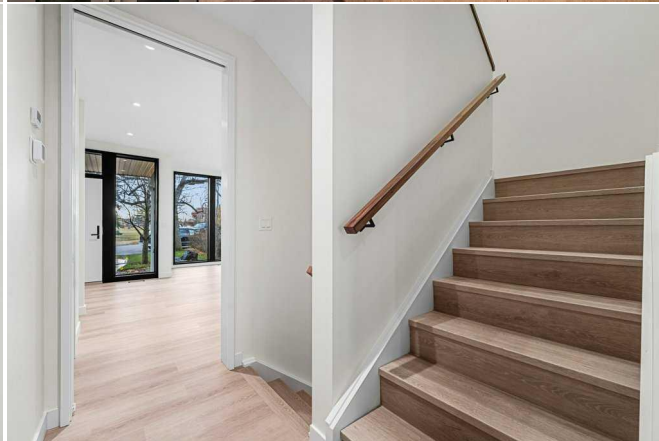
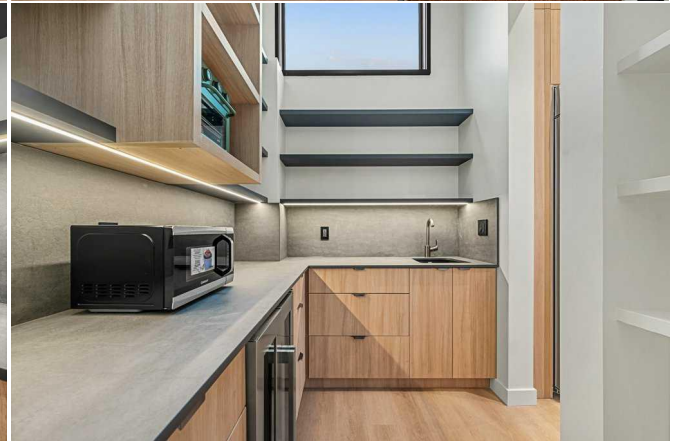
Inclusions:
Property Listed By: **N/A**
MaxWell Capital Realty

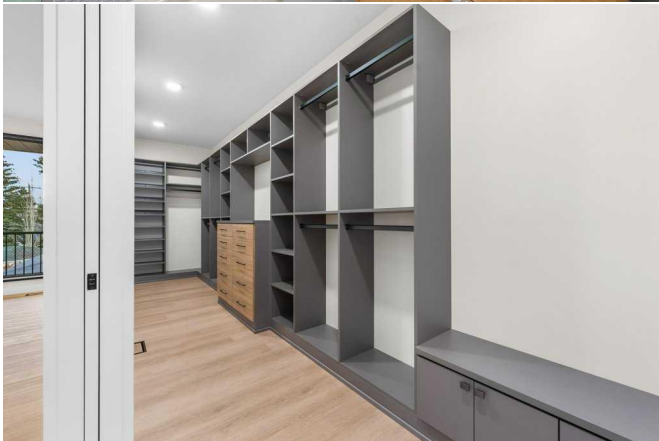
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

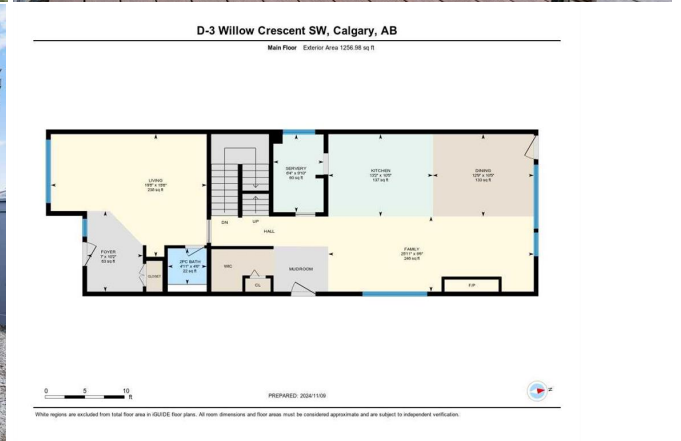
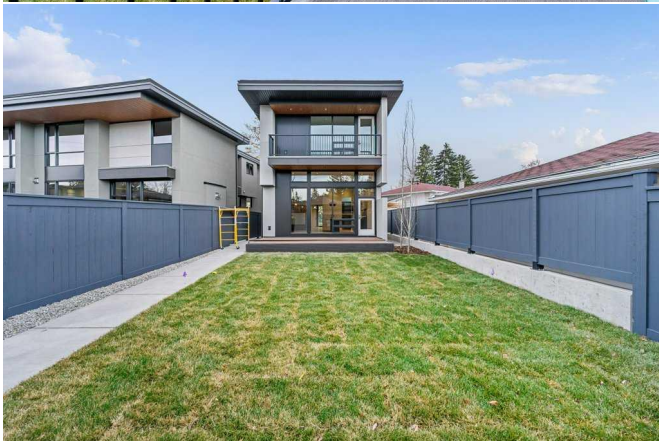
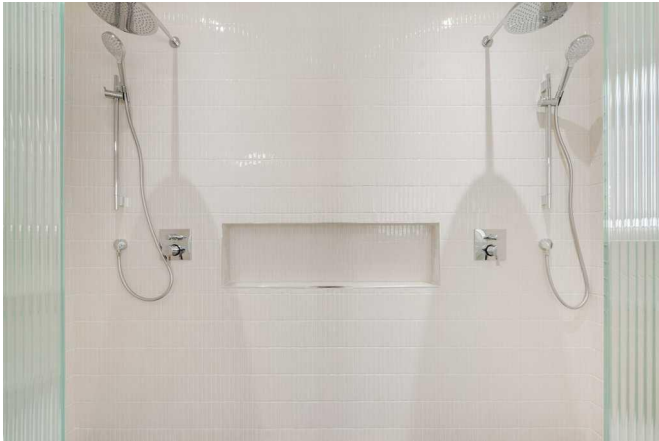












D-3 Willow Crescent SW, Calgary, AB

2nd Floor Exterior Area 1333.66 sq ft



PREPARED: 2024/11/01



While regions are excluded from total floor area in 2D/3D floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.