

# \$1,595,000 - 3b Willow Crescent Sw, Calgary

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MLS® #A2188316

**\$1,595,000**

3 Bedroom, 4.00 Bathroom, 2,559 sqft

Residential on 0.10 Acres

Spruce Cliff, Calgary, Alberta

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 BBQs™, 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.

Built in 2023



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2188316               |
| Price          | \$1,595,000            |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,559                  |
| Acres          | 0.10                   |
| Year Built     | 2023                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3b Willow Crescent Sw |
| Subdivision | Spruce Cliff          |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3C 3B8               |

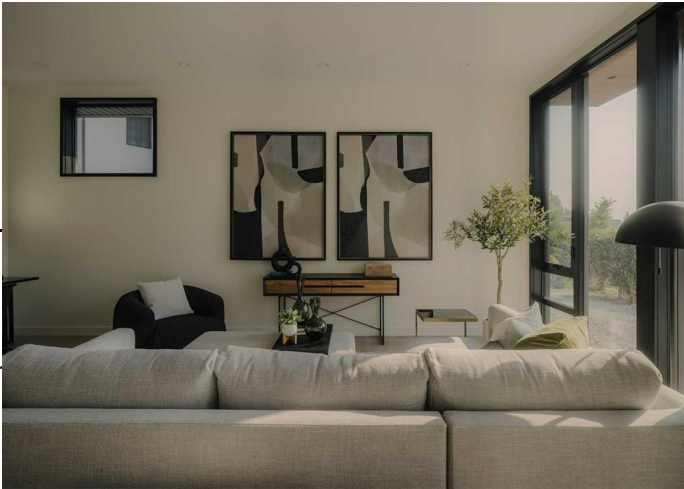
## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Walk-In Closet(s)   |
| Appliances        | Bar Fridge, Dishwasher, Electric Oven, Garage Control(s), Microwave, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air  |
| Cooling           | Rough-In  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room  |
| Has Basement      | Yes   |

|                   |  |
|-------------------|--|
| Basement          | Full, Unfinished                       |
| <b>Exterior</b>   |  |
| Exterior Features | Lighting, Private Yard                 |
| Lot Description   | Back Lane, Irregular Lot, L Shaped Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Cement Fiber Board, Concrete           |
| Foundation        | Poured Concrete                        |



**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 16th, 2025 |
| Days on Market | 90                 |
| Zoning         | R-CG               |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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