

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

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

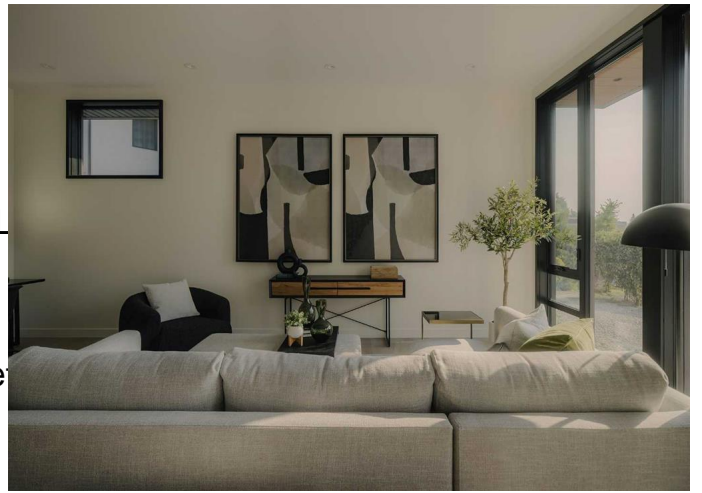
## Amenities

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	56
Zoning	R-CG

### **Listing Details**

Listing Office	MaxWell Capital Realty
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