



GRASSROOTS
REALTY GROUP

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3A Willow Crescent SW
Calgary, Alberta

MLS # A2344106



\$1,625,000

Division:	Spruce Cliff		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,544 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Irregular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)		
Inclusions:	None		

Davignon Martin designed this home around a single view. A 70-year-old larch anchors the front lawn, and past it the green opens across Poplar Park to a quiet school field. That outlook set the terms for everything that followed, from where the windows sit to the way the main floor turns toward the light. Built in 2023 on one of Spruce Cliff's mature lots, 3A is on the eastern side of the development, which puts morning sun through the main living space. Across 2,544 square feet the plan is open and bright, with a custom kitchen at the centre of it and large windows framing the park. Handmade oak railings and almond-toned floors carry the warmth through. All three bedrooms have a private ensuite, four bathrooms in total, and the primary reads as a retreat in itself, with a soaker tub, a double shower, and an expansive walk-in closet. Built-in storage does quiet work throughout, including a central pantry and a true mudroom, which is what keeps the home feeling as open as it looks. The backyard is fully private and deep enough for bocce or a barbecue with a crowd, rare in a home of this design, with a double detached garage beyond it. A new build on an old street, finished by an award-winning architect down to the railings. Photographs flatten a home like this one. Book a private showing and see the detailing up close.