



**584 Woodhill Place SW**  
**Calgary, Alberta**

**MLS # A2298867**



**\$735,000**

<b>Division:</b>	Woodlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,201 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Irregular Lot, Lan		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Open Floorplan, Quartz Counters, Separate Entrance		

**Inclusions:** Chest freezer, Humidifier (as is), Water Softener (as is)

Welcome to this beautifully updated 4-level split at 584 Woodhill Place SW, offering extensive renovations and exceptional versatility for growing families. Equipped with a 14-panel solar power system, this home helps reduce monthly electricity costs - a practical and increasingly valued feature in today's market. Brand new windows enhance comfort and efficiency while flooding every level with natural light. The main floor welcomes you with a spacious living room, a formal dining area, and a fully renovated kitchen featuring new cabinetry, quartz countertops, and a complete suite of brand new stainless steel appliances. New flooring runs throughout the majority of the home, giving every space a fresh, cohesive, and move-in-ready feel. Upstairs, you'll find three well-proportioned bedrooms, including a comfortable primary retreat with double closets and a private 3-piece ensuite. New carpet on this level adds warmth underfoot, while a full 4-piece bathroom serves the remaining bedrooms. The lower level is a true highlight, featuring a cozy family room anchored by a corner gas fireplace, a fourth bedroom currently being used as a home office, a convenient laundry area, and an additional 3-piece bathroom. A walk-up with a separate entrance leads directly to the large, south-facing deck &mdash; perfect for entertaining, BBQs, or soaking up sunny afternoons. The fully developed basement offers remarkable flexibility with a spacious hobby or games room, two newly added bedrooms, and a generous utility area with ample storage &mdash; bringing the total to six bedrooms, ideal for large or multi-generational families. Situated on a desirable corner lot in the established community of Woodlands, this home also features a private backyard and a double detached garage. Ideally located close to schools, shopping, parks, and the natural beauty of Fish Creek

Park, this is a rare opportunity to own a fully upgraded, move-in-ready home in a prime Calgary location.