



71 Woodfield Drive SW
Calgary, Alberta

MLS # A2307737



\$850,000

Division:	Woodbine		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,270 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Low Maintenance Landscape, F		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Furniture is available for purchase

Welcome to 71 Woodfields Drive SW — a beautifully fully renovated home in the heart of Woodbine, offering over 2,300 sq ft of developed living space and a walk up legal suite in the basement with exceptional income potential. From the moment you step inside, you’re greeted by soaring vaulted ceilings, an abundance of natural light, and a warm, inviting living space anchored by a stunning wood-burning brick fireplace. The main floor has been thoughtfully redesigned with a high-end chef-inspired kitchen featuring a massive island, premium finishes, gas stove, sleek cabinetry, and modern lighting — perfect for entertaining or everyday living. Upstairs, you’ll find 3 spacious bedrooms along with a separate media room — an ideal space for entertaining, relaxing, or family movie nights. The home offers a total of 5 bedrooms, including the fully legal basement suite, which features 2 additional bedrooms, a modern kitchen, open-concept layout, and its own separate laundry area — making it perfect for rental income or multi-generational living. Outside, the property continues to impress with a fully landscaped yard, large deck, and a low-maintenance backyard designed for both relaxation and entertaining. The double garage is complemented by additional gated parking — ideal for tenants or RV storage. Additional highlights include quality renovations throughout, thoughtful design, and functional upgrades that make this home truly move-in ready. Located in the highly sought-after community of Woodbine, you’re just minutes to Fish Creek Park with endless walking and biking trails, nearby golf courses, schools, shopping, and everyday amenities. Enjoy convenient access to Costco and major roadways, making commuting and errands effortless. This is a rare opportunity to own a fully renovated home with a

legal suite and income potential in one of Calgary's most established and desirable communities.