



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2320553**



**\$724,900**

<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 Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Garden, Landscaped		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate, Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Brick, Concrete, Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Built-in Features, Ceiling Fan(s), Open Floorplan, Quartz Counters, Separate Entrance

**Inclusions:** n/a

Beautifully renovated home with south facing back yard and solar panels! This home boasts a total of 6 bedrooms, brand new kitchen with quartz counter tops, newly renovated bathrooms and brand new flooring! This property also has a walk out separate entrance from the basement. Within walking distance to the bike and walking paths of Fish Creek Park, this location can't be beat. Close to schools, restaurants, shopping, the Calgary Sailing Club, reservoir and Buffalo run's Costco and other amenities, this is amazing value. Please call to book your private viewing today.