



# 1453 Na'a Drive Calgary Alberta

\$661,395

The Village at Trinity Hills (Wolf Run - Phase 2) is an immaculately designed urban town-home community, ideally located along the iconic Paskapoo Slopes in Southwest Calgary. Your new residence is nestled within 160 acres of an environmental reserve with 17 kilometres of hiking and biking trails and amazing views of COP/WinSport. In addition to being surrounded by nature, you're only a 5 minute walk from all of the urban conveniences the community has to offer (Save-On-Food, PetSmart & Cobbs Bread, to name a few). The Village is less that 1 hour to the Rocky Mountains, yet just 15 minutes to downtown. Your new MAPLE unit has 1363 sq.ft. (RMS Measurement) and 1344 sq.ft. (builder measurement) of pristine designed living space, with 3 bedrooms, 2.5 bathrooms, formal entry, second floor laundry, chef quality kitchen, 2 large private patios facing the environmental reserve, full basement with walkout or sunshine windows, and a double car attached garage. Your new home comes complete with w/ quartz counters, designer tile, s/s appliances, luxury plank flooring, modern fixtures and finishes, and additional A/C and/or fireplace options. The Village at Trinity Hills is built by Metropia, one of Canada's top multifamily developers with a pristine reputation for innovation and quality construction. All photos are of our previous showhomes (Eagle View - Phase 1), and not the actual unit. Taxes, lot size and possible HOA have yet to be determined. This unit is currently under construction. Please note, your are still able to customize your finishes for this unit! Please contact your agent today for more information regarding all of the available lots, floor plans, pricing, finishing specifications and sales center location and hours. (id:6769)

Recreational, Games room 8.00 Ft x 7.50 Ft

Recreational, Games room 14.17 Ft x 12.33 Ft

Foyer 22.92 Ft x 4.08 Ft

Kitchen 11.42 Ft x 14.25 Ft

Dining room 9.08 Ft x 6.33 Ft

Living room 11.33 Ft x 12.58 Ft

Other 5.92 Ft x 5.42 Ft

Primary Bedroom 13.50 Ft x 14.83 Ft

Other 8.83 Ft x 4.42 Ft

5pc Bathroom 8.83 Ft x 7.67 Ft

Bedroom 8.92 Ft x 9.75 Ft

Bedroom 8.92 Ft x 11.42 Ft

4pc Bathroom 8.92 Ft x 5.00 Ft

Laundry room 4.17 Ft x 3.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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