



## 108 Na'a Heights Calgary Alberta

\$819,000

Imagine living amongst the Paskapoo Slopes, with the relaxation or adventure that comes with having 160-acres of natural reserve at your doorstep to explore at any moment. Nestled in The Village at Trinity Hills, this impeccably designed end-unit 3-bedroom townhome occupies one of the community's most sought-after lots, offering unparalleled privacy and stunning west-facing views onto a treed ravine. Spanning 1,951 sq ft of thoughtfully planned interior space, this home boasts 2.5 bathrooms and an attached 19' x 18'8" double garage, complete with a finished epoxy floor. The welcoming foyer level provides direct access to a fenced west-facing backyard and features a versatile flex room - perfect as a home office or gym. Designed for open concept living, the main floor has a spacious living room with central fireplace and access to the maintenance free deck overlooking the ravine and exceptional Win Sport views. The sleek kitchen features a waterfall quartz island, Kohler workstation sink, reverse osmosis water system, ceiling height shaker cabinetry and stainless steel appliance package. Off the kitchen is the large dining space, perfect for hosting friends and family. The upper level primary retreat is perfectly designed to enjoy the ravine views and hosts a spa-inspired four-piece ensuite bathroom with heated floors. Bedrooms two and three are also situated on the upper level and are outfitted with Roller Altex blinds, built-in closet organizers and share a generously sized four piece bath with heated floors, while a thoughtful laundry space with storage and hanging space rounds out the upper level. Other features of this executive townhome are a Kinetico water purification system, full driveway for additional private parking, visitor parking, seasonal landscaping and snow removal services. Embrace an exceptional lifestyle in this beautifully designed townhome!...

Storage 7.00 Ft x 5.58 Ft

Furnace 11.42 Ft x 3.25 Ft

Other 15.25 Ft x 8.42 Ft

Foyer 15.83 Ft x 3.83 Ft

Kitchen 13.50 Ft x 12.00 Ft

Dining room 12.00 Ft x 11.17 Ft

2pc Bathroom 7.00 Ft x 5.00 Ft

Laundry room 5.83 Ft x 3.33 Ft

Primary Bedroom 15.50 Ft x 10.25 Ft

Bedroom 9.92 Ft x 9.75 Ft

Bedroom 9.58 Ft x 9.08 Ft

4pc Bathroom 9.00 Ft x 4.92 Ft

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Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

Living room 16.42 Ft x 14.83 Ft

4pc Bathroom 9.75 Ft x 2.75 Ft