



## 804 Na'a Heights Calgary Alberta

\$570,098

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 DOGWOOD unit has 1490 sq.ft. (RMS Measurement) and 1367 sq.ft. (builder measurement) of pristine designed living space, with 3 bedrooms, 2.5 bathrooms, formal entry, second floor laundry, chef quality kitchen, large front facing PRIVATE patio, secluded office area, walk-in pantry, 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. Our presentation center is located at 1453 Na'a Dr SW (open Wed-Fri from 2pm to 6pm and Sat/Sun from noon to 4pm, closed Mon/Tues). Please note, the finishing selections for this unit have already been chosen - however there are other units available on site where you can still customize your finishes! Please visit our sales center for further information about our available lots, floor plans, and finishes. (i...

Foyer 9.58 Ft x 8.00 Ft

Furnace 6.83 Ft x 5.75 Ft

Kitchen 13.50 Ft x 10.00 Ft

Dining room 9.92 Ft x 8.67 Ft

Living room 13.25 Ft x 10.25 Ft

Den 9.50 Ft x 6.08 Ft

Primary Bedroom 12.00 Ft x 10.50 Ft

Other 6.42 Ft x 3.25 Ft

4pc Bathroom 8.75 Ft x 7.92 Ft

Bedroom 9.67 Ft x 8.92 Ft

Bedroom 11.33 Ft x 8.92 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

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

Listing Presented By:



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2pc Bathroom 5.75 Ft x 5.00 Ft

Laundry room 3.50 Ft x 3.42 Ft