



# 1453 Na'a Drive Calgary Alberta

\$776,895

Welcome to The Village at Trinity Hills (Wolf Run - Phase 2), an impeccably designed urban townhome community ideally situated along the iconic Paskapoo Slopes in Southwest Calgary, also known as Medicine Hill. This stunning location places your new residence within 160 acres of environmental reserve, offering 17 kilometres of hiking and biking trails with breathtaking views of COP/WinSport. While surrounded by nature, you're just a 5-minute walk from urban conveniences such as Save-On-Foods, PetSmart, and Cobs Bread. The Village is perfectly positioned less than an hour from the Rocky Mountains and only 15 minutes from downtown Calgary. The Oak Floor Plan offers over 1,900 sq. ft. (RMS measurement based on architectural plans) and 1,737 sq. ft. (builder measurement) of meticulously designed living space. This home includes three spacious bedrooms, 2.5 bathrooms, and a formal entry that sets the tone for the elegance within. The thoughtfully designed layout features a chef-inspired kitchen with a walk-in pantry, a second-floor laundry room for added convenience, and a secluded office area for productivity or relaxation. You'll love the large private patio overlooking the environmental reserve, perfect for enjoying serene views. The home is completed with a drive-under double-car attached garage, offering practicality and ease. This residence comes with premium finishes, including quartz countertops, designer tile, stainless steel appliances, luxury plank flooring, and contemporary fixtures. Optional air conditioning is also available for added comfort. The Village at Trinity Hills is proudly built by Metrovia, one of Canada's leading multifamily developers with a reputation for innovation and quality construction. Please note that all photos are of showhomes and not the actual unit. Taxes, lot size, and HOA details are yet to be finalized, as this unit is currently un...

Den 15.08 Ft x 8.25 Ft  
 Other 8.33 Ft x 3.50 Ft  
 Furnace 10.33 Ft x 3.08 Ft  
 Kitchen 15.08 Ft x 9.83 Ft  
 Great room 21.17 Ft x 15.08 Ft  
 Den 8.83 Ft x 7.33 Ft

Primary Bedroom 15.00 Ft x 10.67 Ft  
 Other 6.42 Ft x 5.75 Ft  
 4pc Bathroom 9.83 Ft x 7.75 Ft  
 Bedroom 10.50 Ft x 10.08 Ft  
 Bedroom 10.50 Ft x 10.25 Ft  
 4pc Bathroom 8.42 Ft x 6.08 Ft

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

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.

<http://www.meinzerjames.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

2pc Bathroom 7.33 Ft x 5.00 Ft

Laundry room 4.00 Ft x 3.00 Ft

Pantry 7.33 Ft x 4.33 Ft