



GRASSROOTS
REALTY GROUP

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1469 Na'a Drive SW
Calgary, Alberta

MLS # A2298362



\$609,900

| | | | |
|------------------|---|---------------|------------------|
| Division: | Medicine Hill | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,613 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.00 Acre | | |
| Lot Feat: | Low Maintenance Landscape, Underground Sprinklers | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 243 |
| Basement: | None | LLD: | - |
| Exterior: | Cement Fiber Board, Stucco, Wood Frame | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Double Vanity, Open Floorplan, Walk-In Closet(s) | | |

Inclusions: N/A

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. Your new PINE end unit offers 1,613 sq. ft. RMS (1,402 sq. ft. builder measurement) of thoughtfully designed living space, featuring 2 bedrooms, 2.5 bathrooms, a formal entry, second floor laundry, chef inspired kitchen, two large front-facing patios, and a private office area. The home is completed with a double attached garage and premium finishes including quartz countertops, designer tile, stainless steel appliances, luxury plank flooring, central A/C, and contemporary fixtures. Photos shown are from our showhomes and may not represent the exact unit. Taxes, lot size, and HOA details are yet to be finalized. Only four PINE units remain - two with the 2-bedroom + den layout and two with the 3-bedroom + den layout. All remaining Pine units are in the final stages of construction, with anticipated completion by April 15, 2026. The Village at Trinity Hills is proudly built by Metropia, one of Canada's leading multifamily developers, known for innovative design and quality construction. Our final phase, Wolf Run at The Village at Trinity Hills, is now 86% sold with only 18 homes remaining, including 8 premium units backing onto the park or environmental reserve. A selection of floorplans remain, including the Birch

model (3 bed + Den, double car garage, park backing units available, priced from \$629,900 to \$689,900 incl GST), and the Maple model (3 beds, developed basement, backing onto the environmental reserve, priced from \$739,900 to \$749,900 incl GST). All remaining homes offer quick possession and will be completed by either the end of April or May 2026. Please note that RMS measurements on MLS may be larger than the builder floor plans available in the sales centre, as they reflect the actual measured size of the completed homes. Please contact your agent for more information on the final 18 homes and to schedule a viewing of the last four remaining PINE units or other available floor plans. This is the final opportunity to own a new townhome in Trinity Hills. Price includes the home and GST.