



**GRASSROOTS**

REALTY GROUP

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**13, 1453 Na'a Drive SW  
Calgary, Alberta**

**MLS # A2298374**



**\$749,900**

<b>Division:</b>	Medicine Hill		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,502 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 274
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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. The MAPLE floor plan offers 1,502 sq. ft. RMS (1,344 sq. ft. builder measurement) of thoughtfully designed living space. This RARE two storey townhome features three spacious bedrooms, 2.5 bathrooms, and a welcoming formal entry. The open layout includes a chef inspired kitchen, spa like bathrooms, second floor laundry, and a fully developed sunshine basement with a media room and full bathroom. A large private patio overlooks the environmental reserve with no neighbours behind, offering peaceful views and added privacy. 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 TWO MAPLES UNITS REMAIN and are in the the final stages of construction with anticipated completion by end of May 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 Pine model (2 to 3 bed, double car garage, and two private patios, priced from \$589,900 to \$609,900 incl GST), and the Birch model (3 bed + Den, double car garage, park backing units available, priced from \$629,900 to \$689,900 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 two remaining Maple 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.