



GRASSROOTS
REALTY GROUP

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108 Na'a Heights SW
Calgary, Alberta

MLS # A2331947



\$825,000

Division:	Medicine Hill		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,914 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Guest, Insulated, Parking Pad		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 357
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Garage slat wall, Standing Cabinet next to living room fireplace, shelves in bathrooms, all closet organizers, all drapes		

Open House Sunday Aug 23, 12-2pm. Wake up to uninterrupted Big Sky views stretching across the protected Paskapoo Slopes and the treed ravine below. Begin your day with coffee on the west-facing deck before stepping directly onto one of Calgary's premier trail networks, where more than 160 acres of protected natural reserve become your backyard. Occupying one of the community's most coveted lots in the Village at Trinity Hills, this executive end-unit townhome enjoys exceptional privacy, sweeping west-facing vistas and the feel of a detached home with the ease of lock-and-leave living. Professional landscaping and snow removal leave more time to enjoy your surroundings and less time maintaining them. Thoughtfully designed with 1,913 sq. ft. of refined living space, the home offers three bedrooms, 2.5 bathrooms, a versatile entry-level flex room, an attached 19' x 18' double garage with an epoxy floor, a full driveway and a fenced west-facing walkout yard. Designed for both everyday living and effortless entertaining, the main level is anchored by a spacious living room with a contemporary fireplace that opens onto the maintenance-free deck, where spectacular sunsets, the treed ravine and WinSport create an unforgettable backdrop. The beautifully appointed kitchen balances timeless design with exceptional function, featuring a waterfall quartz island, Kohler workstation sink, reverse osmosis drinking water, ceiling-height shaker cabinetry and premium stainless steel appliances. A generous dining area completes the space. Upstairs, the serene primary retreat overlooks the peaceful ravine and features a spa-inspired ensuite with heated floors. Two additional bedrooms include custom closet organizers and Altex roller blinds, while the spacious main bath also offers heated floors. A thoughtfully designed laundry room with built-in storage and hanging

space adds everyday convenience. Additional upgrades include a Kinetico water purification system, water softener, central air conditioning, EV Roughed In, visitor parking directly across the street and beautifully maintained seasonal landscaping throughout the community. Walk to the Calgary Farmers' Market for fresh ingredients, meet friends for dinner, explore nearby caf  s or simply watch the sunset from your private balcony. Minutes from WinSport, Canada Olympic Park and the Calgary Climbing Centre, this exceptional west-side location places the Rocky Mountains within easy reach while keeping downtown Calgary just minutes away. It is a rare opportunity to experience luxury, nature and urban convenience in one of Calgary's most desirable west-side communities. Luxury isn't about having more to maintain. It's about having more time to enjoy the view!