



GRASSROOTS
REALTY GROUP

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84, 1453 Na'a Drive SW
Calgary, Alberta

MLS # A2335395



\$719,900

Division:	Medicine Hill		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,611 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	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
Floors:	Carpet, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Composite Siding, Stucco
Foundation:	Poured Concrete
Features:	Closet Organizers, Double Vanity, Open Floorplan, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 274
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: N/A

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 than 1 hour to the Rocky Mountains, yet just 15 minutes to downtown. The OAK Floor Plan offers over 1639 sq. ft. (RMS measurement) 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 (no neighbours behind you - only the greenery of the reserve), perfect for enjoying serene views. The home is completed with a drive-under double-car attached garage, and an additional lower level bonus room, offering practicality and ease. This residence comes with premium finishes, including quartz countertops, designer tile, stainless steel appliances, luxury plank flooring, central A/C, and contemporary fixtures. The Village at Trinity Hills is proudly built by Metropia, one of Canada's leading multifamily developers with a reputation for innovation and quality construction. 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 90% sold with only 10 homes remaining, including 4 premium units backing onto the park or environmental reserve. A selection of floor plans remain, including Pine Models priced from \$549,900, Interior Birch Models priced from \$579,900, Park Birch Models (backing onto a park) priced from \$639,900 and Maple models (backing onto environmental reserve) priced from \$659,900. All remaining homes are complete and move-in ready. Please contact your agent for more information on this home and our other remaining units INCLUDING OUR CLOSE OUT PRICE LIST AND ADDITIONAL BUILDER INCENTIVES PRIOR TO AUG 30th 2026. This is the final opportunity to own a new townhome in Trinity Hills. Price includes the home and GST. Taxes, lot sizes and possible HOA are not yet fully assessed. Photos are of the actual unit available for purchase.