

1453 NA'A Drive #84, Calgary T3H 6H7

MLS®#: A2151063 **Medicine Hill** Listing 12/11/24 List Price: **\$776,895** Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



General Information

Prop Type: Sub Type: Row/Townhouse City/Town:

Year Built: 2025 Lot Information

Lot Sz Ar: Lot Shape:

Access:

Lot Feat: Park Feat: Residential

Calgary Finished Floor Area

Abv Saft: 1,999 Low Sqft:

Ttl Sqft: 1 sqft 1,999

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

10

Ttl Park: 2 Garage Sz: 2

3 (3)

2.5 (2 1)

3 Storey

Low Maintenance Landscape, Underground Sprinklers

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: Forced Air, Natural Gas

Sewer:

Ext Feat: None Construction:

Composite Siding, Stucco

Flooring:

Carpet, Tile, Vinyl Plank

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer

Int Feat: Closet Organizers, Double Vanity, Open Floorplan, Walk-In Closet(s) **Utilities:**

Room Information

<u>Room</u>	Level	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Den	Lower	15`1" x 8`3"	Mud Room	Lower	8`4" x 3`6"
Furnace/Utility Room	Lower	10`4" x 3`1"	Kitchen	Main	15`1" x 9`10"
Great Room	Main	21`2" x 15`1"	Den	Main	8`10" x 7`4"
2pc Bathroom	Main	7`4" x 5`0"	Pantry	Main	7`4" x 4`4"
Bedroom - Primary	Upper	15`0" x 10`8"	Walk-In Closet	Upper	6`5" x 5`9"
4pc Ensuite bath	Upper	9`10" x 7`9"	Bedroom	Upper	10`6" x 10`1"
Bedroom	Upper	10`6" x 10`3"	4pc Bathroom	Upper	8`5" x 6`1"

Laundry Upper 4`0" x 3`0"

Legal/Tax/Financial

Condo Fee: \$274

Fee Simple

Zoning: MX-2

Fee Freq: **Monthly**

Title:

Legal Desc: 0000000

Remarks

Pub Rmks:

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 Metropia, 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 under construction. There's still time to customize your finishes to make this home uniquely yours! Contact your agent today for more information on

Inclusions:

Property Listed By: Century 21 Bamber Realty LTD.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123















