



THE
A-TEAM

**RE/MAX
FIRST**

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

MLS@#: **A2151063** Area: **Medicine Hill** Listing Date: **12/11/24** List Price: **\$776,895**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **1 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,999**
 Low Sqft:
 Ttl Sqft: **1,999**

DOM

91
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 (or more) Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Low Maintenance Landscape, Underground Sprinklers**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding, Stucco**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Tile, Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **None** 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

Room	Level	Dimensions	Room	Level	Dimensions
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
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Condo Fee: \$274	Title: Fee Simple	Zoning: MX-2
Legal Desc: 0000000	Fee Freq: Monthly	

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 1,999 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, 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. The Village at Trinity Hills is proudly built by Metrovia, one of Canada's leading multifamily developers with a reputation for innovation and quality construction. All photos are of showhomes and not the actual unit. Taxes, lot size, and HOA details are yet to be finalized. This unit is currently under construction. There's still time to customize your finishes to make this home uniquely yours, including AC and upgrades! Please take note, the RMS measurements on MLS are larger than the builder floor plans in the sales center, as they reflect the actual measured size of the built units. Unlike typical cases where measurements decrease post-construction, ours increased. Please contact your agent today for more information regarding our sales center hours, all of the available lots, floor plans, pricing and finishing specifications.**

Inclusions:
Property Listed By: **N/A
Century 21 Bamber Realty LTD.**

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





