



GRASSROOTS
REALTY GROUP

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104, 1453 Na'a Drive SW
Calgary, Alberta

MLS # A2250709



\$644,900

Division:	Medicine Hill		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey, Acreage with Residence		
Size:	1,367 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	See Remarks		

Heating:	Central, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 243
Basement:	See Remarks	LLD:	-
Exterior:	Composite Siding, See Remarks, Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, See Remarks		

Inclusions: -

Corner Unit, This 3 bedroom plus an office , 2.5 bath home has tons of upgrade (over 20K) including Kitchen aid appliances GAS package , Kitchen aid hood fan, under valance lighting , Stone Fortress flooring package, double attached garage and cabinet package, laminate engineered flooring and more The Village at Trinity Hills 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 etc). The Village is less than 1 hour to the Rocky Mountains, yet just 15 minutes to downtown. Your new home comes complete with w/ quartz counters, designer tile, s/s appliances, luxury plank flooring, modern fixtures and finishes, and A/C. The Village at Trinity Hills is built by Metropia, one of Canada’s top multifamily developers with a pristine reputation for innovation and quality construction and residential multi unit . Homes is 100% ready to go