



**1853 Na'a Drive SW**  
**Calgary, Alberta**

**MLS # A2139488**



**\$675,000**

<b>Division:</b>	Medicine Hill		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,802 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Rear, Insulated, Off Street		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Front Yard, Lawn, Landscaped, Level, Paved, Treed		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Flat	<b>Condo Fee:</b>	\$ 275
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Welcome Home to The Village at Trinity Hills, where Luxury, Privacy, and Accessibility converge. This urban home has \$30,000+ of upgrades and is ideally situated with the perfect balance between City vs. Nature, and Work vs. Play &ndash; there&rsquo;s no need to settle for anything less! Nestled within the picturesque Paskapoo Slopes in West Calgary, where it&rsquo;s surrounded by 160 acres of natural environmental reserve. Imagine a busy work week ahead where commuting to Downtown (15 mins) is made simple, while your heart yearns for the great outdoor options you have at your fingertips: 17 kms of WALKING/BIKING PATHS while enjoy the stunning view at nearby COP/Winsport, an evening BBQ or stroll along Bow River at beautiful EDWORTHY PARK (14 mins), or challenge your ACTIVE LIFESTYLE on a hike while taking in the breathtaking ROCKY MOUNTAINS in Kananaskis (in as little as 45 mins!). Imagining stepping into your home, you immediately smile because privacy is important to you, and you have little worries in your END UNIT. You come in through the door from your DOUBLE ATTACHED GARAGE w/ EV CHARGING ROUGH-IN, feeling lucky that some days you get to WORK FROM HOME and you found extra value in the rare enclosed bedroom on the main level as to not disturb your partner upstairs, which also conveniently has a FULL ENSUITE BATHROOM. Sometimes when the productive juices aren&rsquo;t flowing, you can step outside to your FRONT CONCRETE PORCH and have a coffee to strategize on your next move. Your now coming-of-age child has been asking you to move downstairs (they love you, but they&rsquo;re at the age where it&rsquo;s not cool to hang out with you as much), this is a great option. Up the stairs, you plan to get dinner ready in your OPEN CONCEPT beautiful kitchen with FULL HEIGHT CABINETRY

perfectly accented by the HERRINGBONE backsplash, QUARTZ COUNTERS, and stainless steel appliances. While plenty of NATURAL LIGHT floods into the large well-appointed windows (incl the end unit side windows) you feel confident the UPGRADED LIGHTING FIXTURES (no dome lights) completes the aesthetic that you love. You're thinking maybe you'll have dinner with the family tonight on the expansive balcony that has a serene backdrop of the rolling hills in the background. If it gets too hot, your CENTRAL A/C unit is already ensuring a quick cool down. You and your partner plan to have a second child, and you're glad you opted for the 3 bedroom layout so that this home can continue to serve you long-term. As life gets busier, convenience is so important: K-12 schools (5 mins), CALGARY FARMERS' MARKET (5 mins), Groceries, Bulk Barn, PetSmart, Starbucks, 24 hr Vet, restaurants (all 3 mins) including the superior access to Sarcee Tr, Stoney Tr, and 16th Ave. Don't miss this opportunity to make this vision your reality!