



GRASSROOTS
REALTY GROUP

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69 Starling Boulevard NW
Calgary, Alberta

MLS # A2234850



\$614,900

Division:	Moraine		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,675 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows		

Inclusions: N/A

The 'Oak' built is a stunning semi-detached home located in the heart of Calgary's newest community - Starling! With a Scandinavian elevation, this beautiful new home built by Brookfield Residential offers 2 living areas, 3 bedrooms, 2.5 bathrooms and a private side entrance with access to the basement that is suite-ready with rough-ins place (approval is subject to City of Calgary approval). The kitchen is central to the main level, open to both the dining area at the front of the home and the expansive living room at the back. The gourmet kitchen package makes this the perfect space for entertaining, with a large central island providing additional seating. The great room at the back of the home overlooks the west-facing backyard and has a wall of windows and glass patio doors allowing natural light to flow through the space all day long! Open spindle railing leads to the upper level which features a central bonus room that separates the primary suite from secondary bedrooms for added privacy. The expansive primary suite spans nearly 12'x13' and is complete with a walk-in closet with window and large private ensuite with a walk-in tiled shower and dual sinks. Two more bedrooms, a full bathroom and laundry room complete the upper level - making this the perfect family home or ideal space for those wanting guest bedrooms or home office spaces. The undeveloped basement awaits your imagination and has a private side-entrance and rough-ins in place, making development that much easier! Allowing you to purchase with confidence and peace of mind - this home comes with full builder warranty + Alberta New Home Warranty! **Please note: Property is under construction, photos are from a show home model and exact finishes will vary.

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