



GRASSROOTS
REALTY GROUP

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103 Starling Park NW
Calgary, Alberta

MLS # A2234855



\$684,900

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,920 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Reverse Pie Shaped 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 thoughtfully designed Carlisle 2 offers 3 bedrooms, 2.5-bathrooms and over 1,900 sqft of developed space with a main floor office / flex space + upper level bonus room and a private side-entrance to the basement! Situated on a sunny corner lot with a south-facing backyard, this home offers optimal natural light and privacy and in the new community of Starling. The open-concept main level features 9 ft ceilings, luxury vinyl plank flooring, and large windows at the front and rear of the home, allowing natural light to flood the space all day long. The den/flex room is perfect for a home office or children's play area, located at the front of the home overlooking the street. The kitchen is centrally located, overlooking both the dining and living rooms. This gourmet kitchen is equipped with full-height cabinetry, a suite of stainless-steel appliances, including a chimney hood fan and built-in oven & microwave as well as a built-in cooktop. The kitchen also features an island with a flush eating bar, quartz countertops, and a spacious corner pantry. The expansive living room seamlessly connects to the dining area and kitchen, creating the ideal space for entertaining or for families with young children. Double closets located at both the front and back of the home and a 2-piece powder room complete the main level. The upper level offers three bedrooms, with a central bonus room providing separation between the primary suite and the secondary bedrooms. The primary suite is flooded with natural light and features a large walk-in closet and a 4-piece ensuite with dual sinks and a walk-in shower. Two additional bedrooms, a full 4-piece bathroom, and a generously sized laundry room complete this level. The lower level of the home offers endless possibilities for development, with suite rough-ins in place (suite approval is subject to local municipality's approval). Located in the heart

of Starling, this brand-new home will be move-in ready this Fall and offers numerous possibilities for homeowners or investors. **Please note: Property is under construction and photos are from a show home model and not an exact representation of the property for sale.