



GRASSROOTS
REALTY GROUP

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8 Starling Place NW
Calgary, Alberta

MLS # A2240606



\$639,900

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|------------------|---|---------------|------------------|
| Division: | Moraine | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,624 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Alley Access, Parking Pad | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Sloped, Zero Lot | | |

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| Heating: | High Efficiency, Forced Air, Humidity Control, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Full, Unfinished | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Data | | |
| Inclusions: | N/A | | |

THIS IS NOT A DREAM HOME. IT'S BETTER!—Because dream homes exist in some hazy, abstract someday. But this one? It exists at 8 Starling Place NW. With real walls, real light and real possibility, it doesn't ask for imagination—it asks where you want the couch. It doesn't whisper "maybe one day". It says "move in and let's get on with it". This is a DETACHED 2-STOREY ON A SUN-CATCHING CORNER LOT, which already makes it stand out. Along the side—just ACROSS THE STREET FROM THE LONG SIDE OF THE LOT—YOU'VE GOT A PARK, GREENSPACE AND PATHWAYS instead of rows of rooftops. That means your views get a little more sky, and your block gets a little more breathing room. Behind you? A rear lane and a 20'x20' parking pad just waiting to become a garage or a chalk-art canvas, depending on the day. The main floor gets it. It doesn't try too hard—it just works. 9' ceilings keep things airy. A smart kitchen delivers the goods: QUARTZ COUNTERTOPS, 48" UPPERS, BUILT-IN MICROWAVE, CHIMNEY HOOD FAN, and a layout made for multitasking. Dinner on, emails answered, dog fed, homework started—this level was built for the rhythm of real life. And then there's the POCKET OFFICE, tucked away just enough to feel like your own corner of productivity. Upstairs, the BONUS ROOM is exactly what it promises—a space that flexes with your family. Movie nights. Blanket forts. A quiet place to think while the laundry spins down the hall. Three bedrooms offer room for everyone, and the master? It's got a WALK-IN CLOSET AND A PRIVATE ENSUITE that gives grown-up energy in the best way. The basement is unfinished, yes—but not unimagined. With 9' FOUNDATION WALLS,

a side entry, and all the right ROUGH-INS ALREADY IN PLACE, it's teed up for future potential. Think: multigenerational living, income helper, or your own personalized expansion pack. Outside, you've got a 10'X10' DECK with a gas line rough-in for future BBQs, front yard sod already laid, and fencing started thanks to the corner lot. Everything's ready for summer-to-fall transitions and the kind of evenings that feel like home. And then—Starling. A fresh northwest Calgary community with big plans and bold ideas. Wide boulevards. Canopy-style pathways. ROOM TO GROW IN EVERY SENSE. It's early days here, and that's exactly what makes it exciting. You get in before the buzz. Before the Saturday morning crowd at the local cafe;. YOU'RE BUYING IN AT THE BEGINNING—AND THAT'S WHERE THE VALUE LIVES. 8 Starling Place NW isn't just a listing. IT'S THE KIND OF PLACE THAT TURNS HEADS. The kind of place that feels right. Solid. Thoughtful. Built with intention. Possession is estimated for end of August—and the best moves are the ones you make before everyone else sees them coming. Come see it for yourself before summer winds down. BOOK A SHOWING, TAKE A WALK THROUGH STARLING, AND GET A FEEL FOR WHAT YOUR NEXT CHAPTER COULD LOOK LIKE. PLEASE NOTE: Photos are virtually staged & of a finished Spec Home of the same model—fit and finish may differ on 8 Starling Place NW.