



GRASSROOTS
REALTY GROUP

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12 Starling Place NW
Calgary, Alberta

MLS # A2254739



\$644,900

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,736 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Outside, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Reverse Pie Shaped Lot, Zero Lot Line		

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:	Composite Siding, Mixed, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

THIS HOME DOESN'T JUST MEET THE STREET—IT TAKES IT OVER, WITH WIDE, FANNED-OUT FRONTAGE THAT TURNS CURB APPEAL INTO A REAL PRESENCE. That unique lot shape gives the full-width porch more impact, distinguishes the home from its neighbours, and leaves you with a yard out front that FEELS GENEROUS instead of token. The geometry doesn't just frame the house—it redefines how it lives. Inside, this Gregory model from Homes by Avi carries that sense of openness into the main floor. 9' ceilings, luxury vinyl plank flooring, and a LARGE FRONT-FACING DEN give the entry sequence both polish and purpose. Sightlines run from the living room through to the kitchen and dining area, keeping each space connected without feeling crowded. The kitchen balances form and function with QUARTZ COUNTERS, 42" upper cabinets, a CHIMNEY HOOD FAN, Whirlpool appliances, and a gas line roughed-in for anyone who prefers cooking on flame. A SIDE ENTRY leads directly to the basement, future-ready with a 9' foundation and plumbing rough-ins for easy development. Upstairs, a CENTRAL BONUS ROOM separates the secondary bedrooms from the master bedroom at the front of the home. And boy, was that bedroom built to retreat into: a FIVE-PIECE ENSUITE with DUAL SINK VANITY, a GLASS ENCLOSED SHOWER, and a SOAKING TUB that invites both ritual and relaxation. Quartz carries through every bathroom, and luxury vinyl tile makes weekend clean-up easy. Laundry is placed with intent on the upper level, streamlining daily routines and cutting out the back-and-forth. Back outside, the lot comes into play again. The broad front span offers a sense of scale and flexibility for landscaping or play, while the rear lane still provides convenience with a 20' x

20' gravel parking pad—ready for vehicles now and set for a future garage later. A gas line to the rear deck extends BBQ season, and sod in the front yard is also included. All of this is set in Starling, a northwest community designed with a nature-first mindset. PATHWAYS, PONDS, AND WIDE-OPEN SKIES define the plan, and the community emphasizes sustainable landscaping and glowing walkways. Add in QUICK ACCESS TO STONEY TRAIL, and you've got a setting that feels both tucked away and well within reach. Quick possession is available, so you don't have to wait to CLAIM BOTH THE HOME AND THE UNIQUE LOT THAT SET IT APART. Book a showing and see for yourself what a front yard SHOULD be. • PLEASE NOTE: Photos are of a DIFFERENT Spec Home of the same model — fit and finish may differ. Interior selections and floorplans shown in photos.