



GRASSROOTS
REALTY GROUP

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58 Starling Passage NW
Calgary, Alberta

MLS # A2261744



\$779,900

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,004 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Rectangular Lot, Sloped, Zero Lot Line		

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

LIGHT DOES ALL THE TALKING HERE. It hits the quartz just right, slides up the fireplace wall, and reminds you why west-facing matters. That's the difference between a house that was built and one that was PLANNED. This is the Hemsworth in Starling, where 2,004 SQUARE FEET actually feel connected. The main floor starts calm — a FRONT DEN that closes off when you need quiet, and a kitchen that stretches across the back so traffic moves without collisions. QUARTZ COUNTERS, 42-INCH UPPERS, A SILGRANIT SINK that swallows pans, and a GAS COOKTOP with a WALL OVEN built for people who actually use it. The great room earns its name — TWO STOREYS OF GLASS AND AIR with a 50-INCH FIREPLACE pulling everything together. You look up and realize how smart the proportions are. It's not just open; it's balanced. Off the dining nook, the RAISED 12'x10' DECK becomes an instant extension of the main floor — real outdoor living, not an afterthought. Morning coffee, late dinners, everything lands out here. The gas line's ready for the grill, and the view drops gently toward the walkout below. From the deck, you can see how the grade works in your favor — full light on both levels, no dark basement feel anywhere. Upstairs, the primary bedroom sits quietly at the back. The WALK-THROUGH LAUNDRY connects right to the master closet — finally, mornings that don't start with stairs. Two more bedrooms and a BONUS ROOM that overlooks the main floor make space for everything else life throws at you. The WALKOUT BASEMENT keeps things bright and flexible with 9-foot ceilings, large windows, and ROUGH-INS FOR BATH, SINK, AND LAUNDRY. Direct yard access makes it easy to extend living space later—whether it's a gym, rec area,

or guest zone—and the deck above frames the whole rear elevation in glass and symmetry. The front yard’s sodded, the garage is finished, and possession lines up for mid-November—just in time to settle in before winter. Starling is one of northwest Calgary’s quiet wins: tucked beside the wetlands north of Stoney, wrapped in WALKING PATHS, and just MINUTES FROM NOLAN HILL AND SAGE HILL SHOPPING. It’s close enough to stay connected but far enough to feel like a retreat. Stand on the deck at sunset, listen to the wind move through the grass, and you’ll understand why people fall for this place fast. • PLEASE NOTE: Photos are of a Showhome of the same model — fit and finish may differ. Interior selections and floorplans shown in photos.