



**GRASSROOTS**  
REALTY GROUP

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**2020 Carrington Boulevard NW  
Calgary, Alberta**

**MLS # A2263256**



**\$584,990**

<b>Division:</b>	Carrington		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,684 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Quartz Counters, Separate Entrance		

<b>Inclusions:</b>	N/A
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The Starling is designed for extra-convenient family living. Enter the home through the foyer with spacious storage in the front closet. Ahead, you'll discover the versatile flex room, perfect for a main floor office or playroom. Transform the U-shaped kitchen into your sanctuary and enjoy a dining area filled with warm sunlight from the great room's large bright windows. The extra-large mudroom, located at the back of the home, offers additional storage. On the upper floor you'll find the main bathroom and laundry. Bedrooms 2 and 3 are down the hall. Relax in your primary bedroom with a walk-in closet and ensuite. A separate side entrance and 's foundation has been added to your benefit for any potential future basement development plans. Mattamy includes 8 solar panels on all homes as a standard inclusion! This New Construction home is estimated to be completed November 2025. \*Photos & virtual tour are representative.