



GRASSROOTS
REALTY GROUP

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21 Starling Boulevard NW
Calgary, Alberta

MLS # A2273278



\$579,900

Division:	Moraine		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,523 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Enclosed, Garage Door Opener, Gar		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Interior Lot, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-Gm
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Data		

Inclusions: N/A

LET'S SKIP THE PART WHERE LISTINGS PRETEND EVERY HOME IS LIFE-CHANGING. This one is simply — and refreshingly — WELL THOUGHT-OUT. The main floor doesn't force a moment of suspense or a "grand reveal." It just opens into a BRIGHT, PRACTICAL LAYOUT that gets the fundamentals right. The POCKET OFFICE is tucked off to the side where it belongs, not jammed into a hallway. The living room and dining area fall into a natural rhythm. And the kitchen keeps things clean and functional with "UPPER CABINETS, QUARTZ COUNTERS, a CHIMNEY HOOD FAN, and a BUILT-IN MICROWAVE that isn't fighting for visual attention. Light is a quiet strength here, lifted by the 9' CEILINGS and the way the windows pull brightness across the main floor. Warm wood-tone LVP carries the main level without any fuss. Out back, both the 10' X 10' REAR DECK and the 20' X 20' DETACHED GARAGE are already finished — no builder timelines, no guesswork. The FULL-WIDTH FRONT PORCH gives the home presence without being precious, and offers a practical spot to shake off the day before stepping inside. Upstairs, the BONUS ROOM does exactly what a bonus room should: fill the gap between bedrooms with a space that flexes easily without needing a title. The two secondary bedrooms sit together at the rear of the home, while the master takes the front — larger, brighter, and anchored by a walk-in closet with natural light. The ensuite keeps things straightforward with a glass-and-tile shower and quartz carried through from the main level. Practical upgrades are already handled: a high-efficiency furnace, gas lines for both stove and BBQ, and the full 200-amp electrical panel. The basement is legitimately future-ready with 9' foundation walls,

a side entry, and rough-ins for a bathroom and sink — not the “maybe someday” setup buyers sometimes discover after the fact. STARLING LEANS QUIET AND NATURE-FORWARD — modern architecture, WETLANDS, PATHWAYS, and a slower pace than the busier northwest pockets. It suits a home like this: calm, functional, and built to make everyday life easier rather than louder. IMMEDIATE POSSESSION means you can move at your own speed. If you’ve been looking for a home that simply works — without the drama — this one is worth a walkthrough. • 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. Kitchen appliances are included, and will be installed prior to possession.