



GRASSROOTS
REALTY GROUP

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208 Starling Place NW
Calgary, Alberta

MLS # A2278415



\$859,900

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,589 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: N/A

The Columbia 26 by Brookfield Residential is a stunning, brand-new home available for immediate possession, offering nearly 2,600 sq. ft. of beautifully developed living space above grade, plus an undeveloped basement with a private side entrance. With four bedrooms upstairs, multiple living areas, and a dedicated home office, this home is thoughtfully designed for growing families who need both function and flexibility. A spacious and welcoming foyer sets the tone as soon as you step inside, with clear sightlines that draw you through to the bright and open main living area at the rear of the home. Expansive windows line the back wall, filling the space with natural light throughout the day and creating an airy, uplifting atmosphere. At the heart of the home is a chef-inspired central kitchen that blends style and practicality. It features a large island perfect for gathering, a chimney-style hood fan, built-in wall oven and microwave, and a gas cooktop. An oversized pantry with a 2nd working kitchen connects directly to the mudroom for seamless grocery drop-off and everyday convenience. The kitchen flows effortlessly into the dining and living areas, making it an ideal layout for entertaining or spending time together as a family. Rich wood tones and a classic, timeless finish package carry throughout the home, offering both immediate appeal and lasting value. A private main floor flex room with double doors provides a quiet space for a home office or study. The cozy central gas fireplace enhances the living room, making winter evenings feel extra inviting. The main level is rounded out with three separate closets, a generous mudroom, and a convenient two-piece powder room. Upstairs, a central bonus room creates a smart separation between the primary suite and the other bedrooms, giving everyone their own sense of space. The primary bedroom overlooks

the backyard and features a spacious ensuite complete with dual sinks, a walk-in shower, a relaxing soaker tub, and an oversized walk-in closet. Three additional well-sized bedrooms offer a mix of walk-in and double closets and are perfect for children or guests. A full bath and dedicated laundry room add everyday ease to the upper floor. The basement remains undeveloped and full of potential, with rough-ins already in place and a private side entrance - ideal for future customization. Situated in the vibrant new community of Starling/Moraine, this home comes with Alberta New Home Warranty along with the builder's warranty, giving you confidence and peace of mind when purchasing this exceptional new home.