

**GRASSROOTS**

REALTY GROUP

**1-833-477-6687**[aloha@grassrootsrealty.ca](mailto:aloha@grassrootsrealty.ca)**200 Starling Place NW  
Calgary, Alberta****MLS # A2284232****\$869,900****Division:** Moraine**Type:** Residential/House**Style:** 2 Storey**Size:** 2,243 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:** Rectangular Lot, Reverse Pie Shaped Lot, See Remarks**Heating:** Heat Pump, Solar**Water:** -**Floors:** Carpet, Vinyl Plank**Sewer:** -**Roof:** Asphalt Shingle**Condo Fee:** -**Basement:** Full**LLD:** -**Exterior:** Wood Frame**Zoning:** R-G**Foundation:** Poured Concrete**Utilities:** -**Features:** Breakfast Bar, Kitchen Island, Open Floorplan, See Remarks, Stone Counters**Inclusions:** Solar Panels

Welcome to Calgary's newest NW community of STARLING - that means future amenities like trails through community parks, playgrounds, lighted pathways and green spaces. Then there's the amphitheater where residents will enjoy performances. Those looking for more active experiences can hit the pump track or outdoor rink. Easy access to amenities & major routes. This home is BRAND NEW, built by EXCEL HOMES - the COLLINGWOOD is one of Excel's most demanded floor plans. This home is also a GOLD STAR BUILT GREEN & CERTIFIED NET ZERO home - with SOLAR PANELS designed to produce as much clean energy as it consumes over the course of a year!! This home offers 2242 sf & is delivered in an open plan, designed for families & entertaining. This impressive home offers FOUR BEDROOMS above grade. The kitchen is a showstopper with a large island, built in SS appliances & offers loads of gorgeous white cabinets and drawers for storage. In addition, the main floor boasts a walk in pantry! You'll notice the back of the house is almost entirely windows, flooding this home w/natural daylight. Exit to your WEST FACING backyard thru the oversized patio doors! The family room & dining area are connected & offer huge family / entertaining potential – you'll love the fireplace with tile to ceiling feature. 9' ceilings & gorgeous luxury vinyl plank flooring make this space airy & bright. Modern gold & black fixtures add elegance and interest. Upstairs you'll find FOUR spacious bedrooms! The primary suite is separated from the 3 others by a huge bonus room that offers vaulted ceilings. The primary suite also features an amazing spa like ensuite w/dual sinks, beautiful tile skirted soaker tub & separate shower. Your laundry room & family bathroom complete this level. THE BASEMENT is

drywalled and roughed in for a 3 pce bathroom. With over 35 years of experience, over 15,000 homes built & 75 awards for design & industry excellence, Excel Homes is a wise choice!