



**196 Starling Place NW
Calgary, Alberta**

MLS # A2289570



\$824,900

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,541 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, 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, Mixed, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

IF YOU'RE MOVING UP, THE KITCHEN MATTERS — and this one delivers. BUILT-IN WALL OVEN AND MICROWAVE, GAS COOKTOP, CHIMNEY HOOD FAN, QUARTZ SURFACES, AND 48" UPPER CABINETS create a space that feels purposeful, not pieced together. The layout flows into a generous dining area and great room anchored by a sleek ELECTRIC FIREPLACE FEATURE WALL, while an UPGRADED 3-PANEL PATIO DOOR opens the main floor beautifully to the backyard. At 2,541 sq ft above grade, this Lincoln model offers the breathing room today's move-up buyers are looking for. A dedicated FLEX ROOM ON THE MAIN FLOOR works seamlessly as a home office or study. Upstairs, the BONUS ROOM is genuinely oversized — large enough to function as a true second living space — and the open-to-below detail adds light and architectural structure without wasted square footage. The primary bedroom delivers where it counts. The 5-PIECE ENSUITE features a DEEP SOAKER TUB, full tile-and-glass shower, DUAL QUARTZ VANITIES, and a walk-in closet built for real wardrobes. Two additional bedrooms are well-sized, the main bath is cleanly finished, and the upper laundry room is exactly where it should be. Downstairs, 9' foundation walls, added windows, rough-ins, and a side entry lay smart infrastructure in place for future development — practical, flexible, and ready when you are. Set in Starling — “Where the City Meets the Sky” — this home sits among natural grasslands and wide northwest skies, with PATHWAYS CONNECTING PARKS, GREEN SPACES, and a signature stormwater pond feature designed to anchor the community as it grows. This is what moving up should feel like: more space, stronger planning, and a home built to support what comes

next. • 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.