



**49 Starling Passage NW
Calgary, Alberta**

MLS # A2292346



\$799,477

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|------------------|--|---------------|------------------|
| Division: | Moraine | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,887 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | RG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

This brand-new home by Brookfield Residential is move-in ready in the sought-after community of Starling and features a desirable west-facing backyard! The popular Rundle 24 floor plan offers a Farmhouse elevation and a thoughtfully designed layout featuring 2 living areas, 3 bedrooms, 2.5 bathrooms all above grade, plus a fully legal one-bedroom basement suite with its own private entrance. The chef-inspired kitchen features shaker cabinetry in a timeless warm colour palette with contrasting maple lower cabinets and oversized central island. The kitchen is equipped with built-in microwave, chimney range hood, and slide-in range. A spacious walk-through pantry, conveniently accessed from the mudroom and double attached garage, enhances everyday functionality. The kitchen opens seamlessly to the dining and living areas, creating the perfect space for both entertaining and daily living. A wall of windows across the back of the home fills the main floor with natural light, while patio doors off the dining area lead to the sunny west backyard - ideal for summer evenings outdoors. The cozy electric fireplace in the living room adds warmth and charm during the colder months. Natural wood railings with iron spindles lead to the upper level, where a central bonus room thoughtfully separates the primary suite from the secondary bedrooms, providing both privacy and additional living space. The spacious primary retreat features a luxurious 5-piece ensuite with dual sinks, a soaker tub, walk-in shower, and a large walk-in closet. Two additional generously sized bedrooms, a full bathroom, linen closet, and a full laundry room complete the upper floor. The fully developed basement includes a legal one-bedroom suite with private side entrance, offering a full kitchen, living area, full bathroom, and its own private laundry - perfect for extended family or rental income. This

home includes Builder Warranty and Alberta New Home Warranty for added peace of mind. Fully complete and move-in ready, this property is ideal for growing families, investors seeking a dual-income opportunity, or buyers looking to live upstairs while generating rental income from the legal suite below.