



**26 Starling Boulevard NW  
Calgary, Alberta**

**MLS # A2322776**



**\$632,860**

<b>Division:</b>	Moraine		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,526 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** SUITE APPLIANCES - Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove, Washer

Introducing the Elm by Brookfield Residential - a beautifully designed semi-detached home located in the emerging northwest community of Starling. Offering over 2,000 sq. ft. of thoughtfully developed living space, and a fully legal 2-bedroom basement suite, this brand-new home delivers the perfect combination of modern design, functional family living, and exceptional income potential. The main floor welcomes you with a bright and open-concept layout designed for both entertaining and everyday comfort. At the heart of the home is a stylish kitchen featuring a large island with eating bar, built-in microwave, gas line for the range, chimney hood fan, ample cabinetry, and a convenient pantry for additional storage. The kitchen seamlessly connects to the dining area and spacious great room, creating a warm and inviting atmosphere for gathering with family and friends. A functional mudroom with rear access to the backyard and patio, along with a convenient 2-piece powder room, completes the main level. On the upper level, a versatile bonus room provides valuable additional living space, ideal for a media room, play area, or home office. The primary suite offers a private retreat complete with a walk-in closet and a beautifully upgraded 3-piece ensuite featuring a tiled shower. Two additional bedrooms, a full 4-piece bathroom, and a conveniently located laundry room complete the upper level, providing both comfort and practicality for growing families. The fully legal 2-bedroom basement suite adds tremendous flexibility and value to the home. With its own separate rear entrance, the suite features a well-appointed kitchen, dining area, living room, two bedrooms, a full bathroom, and a dedicated laundry room with washer and dryer. Whether utilized for extended family, guests, or as a potential income-generating opportunity, this space is designed for independent

living and long-term versatility. Outside, enjoy a private backyard complete with a rear patio, gas line for your BBQ, front porch, and a detached double garage. All appliances are included throughout the home, making move-in seamless and convenient. Surrounded by natural grasslands and open skies, Starling offers a unique opportunity to enjoy an active lifestyle while staying connected to everything Calgary has to offer. Backed by both Brookfield Residential's builder warranty and Alberta New Home Warranty coverage, this home offers modern comfort, future flexibility, and peace of mind for years to come.