



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

138 Starling Boulevard NW
Calgary, Alberta

MLS # A2330262



\$549,900

Division:	Moraine		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,675 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air	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, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Introducing 138 Starling Boulevard NW - the Oak model by Brookfield Residential, a beautifully designed, move-in ready duplex located in the exciting new community of Starling. Offering over 1,675 sq. ft. of thoughtfully designed living space above grade, this brand-new home features 3 bedrooms, 2.5 bathrooms, and an unfinished basement with rough-ins and a separate side entrance, providing excellent future development potential (subject to approvals). Step inside to a bright and inviting main floor where the open-concept layout seamlessly connects the great room, dining area, and kitchen, creating an ideal space for both everyday living and entertaining. Large windows fill the home with natural light, while the stylish kitchen is equipped with premium appliances, a chimney hood fan, spacious island with seating, pantry, and ample cabinetry and prep space. An electric fireplace adds warmth and character to the great room, while a convenient 2-piece powder room completes the main level. On the upper level, a centrally located bonus room provides valuable additional living space, perfect for a family room, home office, or play area. The spacious primary retreat features a walk-in closet and a beautifully appointed 4-piece ensuite complete with dual sinks and a walk-in shower. Two additional bedrooms, another full 4-piece bathroom, and a conveniently located laundry room complete the upper level. The unfinished basement offers incredible flexibility with rough-ins already in place and a separate side entrance, making it ideal for future development or additional living space (subject to approvals). Outside, the home offers excellent curb appeal with a welcoming front porch and desirable west-facing front exposure. All appliances are included, allowing for a truly move-in ready experience. Located just steps from greenspace and a playground, Starling is

one of northwest Calgary's newest communities, surrounded by natural grasslands, scenic pathways, parks, and future amenities. Designed for an active, connected lifestyle while remaining close to major roadways and everyday conveniences, Starling offers the perfect balance of nature and modern living. Backed by both Brookfield Residential's builder warranty and Alberta New Home Warranty coverage, this exceptional home offers lasting quality and peace of mind.