



GRASSROOTS
REALTY GROUP

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172 Starling Place NW
Calgary, Alberta

MLS # A2333577



\$839,900

Division:	Moraine		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,446 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, No Neighbours Behind, Rectangular Lot, See		

Heating:	Forced Air, Natural Gas	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:	No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Vaulted Ceiling(s)		

Inclusions: NONE

Qualified first-time buyers may be eligible for the First-Time Buyer GST Rebate Program! Welcome to STARLING, Calgary's exciting new northwest community where today's exceptional home is paired with tomorrow's incredible lifestyle. Enjoy future amenities including scenic trails winding through parks and green spaces, playgrounds, lighted pathways, an outdoor amphitheatre for community events and performances, a pump track, outdoor skating rink, plus convenient access to major routes and everyday amenities. Introducing another BRAND NEW, NEVER LIVED-IN masterpiece by Excel Homes – the stunning MAVERICK! Thoughtfully designed for today's growing family, this spectacular 2,442 sq. ft. home showcases a bright, open-concept layout loaded with stylish upgrades. The welcoming foyer leads to a spacious main floor office, convenient mudroom with walk-through access to a spice kitchen/servey, and a showstopping kitchen featuring crisp white cabinetry, beautiful backsplash, stone countertops, a large island, stainless steel appliances and an abundance of storage. The kitchen flows seamlessly into the expansive great room and dining area, with patio doors opening to your sunny west-facing backyard. A versatile flex room completes the main level, offering endless possibilities for your family's needs. Elegant metal railings lead upstairs to a spacious vaulted bonus room, creating the perfect retreat for movie nights or relaxing. The upper level offers four generous bedrooms, including a luxurious primary suite with a spa-inspired 5-piece ensuite and a walk-in closet that connects directly to the laundry room for exceptional everyday convenience. The additional bedrooms are generously sized and the main bathroom features dual sinks, making busy mornings a breeze. Luxury vinyl plank flooring enhances the main floor and all bathrooms, while

contemporary black plumbing fixtures, pot lighting and quality finishes add a sophisticated touch throughout. The separate side entrance leads to a basement already roughed-in for a future legal suite (subject to City approvals and permits), with oversized windows providing plenty of natural light. Built to Excel Homes' exceptional standards, this GOLD STATUS BUILT GREEN certified home delivers outstanding energy efficiency and long-term savings, making it the perfect combination of style, functionality and value. Price includes gravel to side yard and sod to front yard.