



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

198 Starling Boulevard NW
Calgary, Alberta

MLS # A2334723



\$612,695

Division:	Moraine		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,702 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Irregular 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		

Welcome to 198 Starling Boulevard NW - the Spruce model by Brookfield Residential, a beautifully designed brand-new duplex offering over 1,700 sq. ft. of thoughtfully designed living space above grade in the vibrant community of Starling. Featuring 4 bedrooms, 3 full bathrooms, and an unfinished basement with a separate side entrance and future development rough-ins (subject to approvals), this home delivers the perfect blend of flexibility, style, and everyday functionality. 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 entertaining and everyday living. The beautifully appointed kitchen features quartz countertops, a large island with seating, ample cabinetry and prep space, a pantry for additional storage, premium appliances, and a stylish chimney hood fan. A main floor bedroom and full 4-piece bathroom—accessible from both the hallway and the bedroom—provide exceptional flexibility for guests, multi-generational living, or a private home office. The spacious great room completes the main level with an inviting atmosphere for gathering with family and friends. On the upper level, a centrally located bonus room provides valuable additional living space while thoughtfully separating the primary retreat from the secondary bedrooms. The spacious primary suite features a walk-in closet and a beautifully appointed 4-piece ensuite complete with dual vanities and a fully tiled walk-in shower. Two additional bedrooms, another full 4-piece bathroom, and a conveniently located laundry room complete the upper level, offering comfort and convenience for growing families. The unfinished basement is ready for your future vision with rough-ins already in place and a separate exterior entrance, making it ideal for future

development or additional living space (subject to approvals). Outside, the home offers excellent curb appeal with desirable west-facing front exposure, a gas line for your BBQ, and a welcoming exterior that perfectly complements the surrounding community. Located in the growing northwest community of Starling, residents enjoy easy access to scenic pathways, parks, playgrounds, natural grasslands, and future community amenities, all while remaining conveniently connected to major roadways and everyday shopping and services. Backed by both Brookfield Residential's builder warranty and Alberta New Home Warranty coverage, this exceptional home offers modern comfort, future flexibility, and peace of mind for years to come. *Please note: Property is under construction and photos are from a show home and may not reflect the exact finishes of the property for sale.