

**62 Starling Boulevard NW**  
**Calgary, Alberta**

**MLS # A2297660**



**\$569,900**

<b>Division:</b>	Moraine		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,409 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Front Yard, Interior Lot, No Neigh		

<b>Heating:</b>	High Efficiency, Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-Gm
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wired for Data		
<b>Inclusions:</b>	N/A		

20' x 20' DOUBLE GARAGE? COMPLETED. BACK DECK? DONE. SID ENTRY? INCLUDED. Backing directly onto the GREENSPACE and pond in THE NEW COMMUNITY OF STARLING? YES. This brand new construction 1,409 sq.ft. semi-detached home is ready to call home as soon as you are. The main floor opens to 9' ceilings, luxury vinyl plank flooring, and clean sightlines run from the kitchen straight through to the back of the home. The kitchen pulls its weight with QUARTZ COUNTERS, 42" UPPER CABINETRY, a CHIMNEY HOOD FAN, BUILT-IN MICROWAVE, and an electric range with a GAS LINE ROUGHED IN—ready if you want to upgrade later. Out back, your private yard and already-built deck step in when the weather cooperates - Hello Spring! Upstairs, three well-sized bedrooms and two full baths keep mornings moving, laundry is right where it should be—on the upper level—and the BRIGHT AND OPEN FRONT FACING PRIMARY BEDROOM is set apart from the hallway traffic, complete with its own ensuite and walk-in closet. It's a layout that's easy to live in, easy to furnish, and easy to keep up with. The SUNSHINE BASEMENT adds flexibility without feeling like an afterthought. Bigger windows bring in natural light, while a SEPARATE SIDE ENTRY, 200-AMP service, and bathroom rough-in give you options down the road—whether that's a gym, media space, or a spot for guests or teenagers who want a little independence. And the practical pieces are already done. A 20' x 20' DOUBLE DETACHED GARAGE is built and ready, the rear deck is in place, and there's a BBQ gas line roughed in so you're not starting from scratch. Starling is designed for people who actually use their surroundings. Pathways wind

around the pond, connect to parks and greenspace, and extend into an environmental reserve, with future gathering spaces and play areas planned throughout. With all the amenities you need already in place just down the street including groceries, gas, restaurants and public transit. Quick access to 14 St NW and Stoney Trail keeps everything else within reach—book a showing with your favorite realtor today.