\$839,900 - 199 Starling Place Nw, Calgary

MLS® #A2234857

\$839,900

4 Bedroom, 4.00 Bathroom, 2,229 sqft Residential on 0.08 Acres

Ambleton, Calgary, Alberta

This stunning, brand-new †Purcell 24' with a Farmhouse elevation built by Brookfield Residential has a fully developed walkout basement! Featuring 4 bedrooms (3 up, 1 down), 3.5 bathrooms, 3 living areas, a home office space, and nearly 2,900 square feet of developed living space! The bright and open main level features 9' ceilings and an open concept living space that is ideal for entertaining. The gourmet kitchen is complete with a chimney hood fan, built-in cooktop, microwave and oven, and a large island with additional seating. The kitchen overlooks the living and dining areas with walls of windows overlooking the backyard. The main living space is complete with a central fireplace and the dining area has large patio doors that lead to the 250ft2 deck that spans the width of the home and is complete with a gas line. Open railing leads to the second level where you'll find a central bonus room that is perfect for a TV room. The bonus space separates the primary suite and secondary bedrooms, providing optimal privacy for daily living. The primary suite is at the front of the home with larger windows allowing for natural light and it is complete with a 5 pc ensuite including dual sinks, soaker tub, walk-in tiled shower and a private water closet - in addition to the large walk-in closet. Two more large bedrooms, a full bathroom, linen closet and laundry room completes the second level. The professionally developed walkout basement flows with the same finish as the rest of the home - ensuring







a seamless look throughout. The basement has 9' ceilings and features a large rec room, games area, bedroom, full bathroom and storage room. Ideal for those looking for more space, this fully developed home has ample space for a growing family. Builder warranty and Alberta New Home Warranty included with this new home. *Please note: Photos are from a show home model and are not an exact representation of the property for sale.

Built in 2025

Essential Information

MLS® # A2234857
Price \$839,900
Bedrooms 4

Bathrooms 4.00 Full Baths 3

Half Baths 1

Square Footage 2,229
Acres 0.08
Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 199 Starling Place Nw

Subdivision Ambleton
City Calgary
County Calgary
Province Alberta
Postal Code T3P 2W2

Amenities

Amenities None

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Double Vanity, No Animal Home, No Smoking Home, Open Floorplan,

Pantry, Quartz Counters, Separate Entrance

Appliances Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave,

Refrigerator, Range Hood, Washer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Electric
Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features Balcony

Lot Description Back Yard, Front Yard, Private, Rectangular Lot, Sloped Down

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 26th, 2025

Days on Market 128
Zoning R-G
HOA Fees 1

HOA Fees Freq. ANN

Listing Details

Listing Office Charles

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