

\$647,900 - 1352 Scarlett Ranch Boulevard, Carstairs

MLS® #A2176204

\$647,900

3 Bedroom, 3.00 Bathroom, 2,489 sqft

Residential on 0.13 Acres

NONE, Carstairs, Alberta

Quick possession. Open Spaces + Happy Faces in a Country Quiet Community. Spacious south backing lot (42' x 136') with a Brand new 2,450+ sq.ft. two story with attached TRIPLE GARAGE (28' x 23') and side access walk-up basement. Bright, open plan with spacious main level dining nook, kitchen with island and walk-through pantry (wood shelving) to spacious mud room (wood bench + lockers), family room with gas fireplace, private Work From Home Office, two piece bath and spacious front entry. Three bedrooms on the upper level including 159" x 14' Primary suite with raised tray ceiling and large walk-in closet (wood shelving), 5 piece Ensuite, bonus room with raised tray ceiling and gas fireplace, laundry room and 4 piece main bath. Bright undeveloped side access basement has high efficiency mechanical, roughed-in bath plumbing, and large windows for lots of natural light. Will be nicely appointed with ceiling height cabinets, quartz counter tops, upgraded lighting, vinyl plank, tile + carpet flooring, wood shelving in all closets, upgraded exterior and stonework. Includes GST (rebate to builder), new home warranty, 13' x 9' rear deck, front sod + tree, and \$5,000 appliance allowance. Located steps from the school, park, pond, and recreation facilities with quick access to Airdrie, Calgary, CrossIron Mills, and Didsbury Hospital. Scarlett Ranch offers the perfect balance of country quiet and city convenience. A little drive, a lot of savings, don't miss



this one!

Built in 2024

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2176204 |
| Price | \$647,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,489 |
| Acres | 0.13 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------|
| Address | 1352 Scarlett Ranch Boulevard |
| Subdivision | NONE |
| City | Carstairs |
| County | Mountain View County |
| Province | Alberta |
| Postal Code | T0M 0N0 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 6 |
| Parking | Concrete Driveway, Garage Door Opener, Insulated, Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|---|
| Interior Features | Separate Entrance, Bathroom Rough-in, Built-in Features, Closet Organizers, Vinyl Windows, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Sump Pump(s), Tray Ceiling(s), Walk-In Closet(s) |
| Appliances | See Remarks |

| | |
|-----------------|--|
| Heating | Forced Air, Natural Gas, High Efficiency |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas, Family Room, Living Room, Mantle |
| Has Basement | Yes |
| Basement | Full, Unfinished, Walk-Up To Grade |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior Features | None |
| Lot Description | Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Stone, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | November 8th, 2024 |
| Days on Market | 305 |
| Zoning | R-1 |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | Legacy Real Estate Services |
|----------------|-----------------------------|

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