

# **\$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 Hospitalâ€”Scarlett Ranch offers the perfect balance of country quiet and city convenience. A little drive, a lot of savings, donâ€™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	307
Zoning	R-1

## Listing Details

Listing Office	Legacy Real Estate Services
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