

# **\$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	308
Zoning	R-1

## Listing Details

Listing Office	Legacy Real Estate Services
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