

\$629,900 - 1348 Scarlett Ranch Boulevard, Carstairs

MLS® #A2198368

\$629,900

3 Bedroom, 3.00 Bathroom, 2,466 sqft

Single Family on 0.13 Acres

N/A, Carstairs, Alberta

FALL PROMOTIONAL PRICE! Quick possession available! Open Spaces + Happy Faces in a Country Quiet Community. Spacious south backing lot (42' x 135') with a Brand new 2,460 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 13'7" x 16'7" Primary suite with raised tray ceiling and large walk-in closet (wood shelving), 5 piece Ensuite, bonus room with vaulted ceiling and gas fireplace, laundry room with sink and cabinetry, 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. Very 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, rear deck with vinyl cover, front sod + tree, and \$5,000 appliance allowance. Great family community with school, park and pond nearby, recreation facilities, and a quick commute to Airdrie, Balzac Mall, Calgary, or hospital nearby at Didsbury. A little drive, a lot of savings!



Built in 2024

Essential Information

Listing #	A2198368
Price	\$629,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,466
Acres	0.13
Year Built	2024
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1348 Scarlett Ranch Boulevard
Subdivision	N/A
City	Carstairs
Province	Alberta
Postal Code	T0M0N0

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	PVC window, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	6
Parking	Attached Garage, Concrete
# of Garages	3

Interior

Appliances	See remarks
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Basement	Walk-up

Exterior

Exterior	Stone, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Legacy Real Estate Services



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