

# **\$659,900 - 1352 Scarlett Ranch Boulevard, Carstairs**

MLS® #A2261063

**\$659,900**

3 Bedroom, 3.00 Bathroom, 2,489 sqft

Single Family on 0.13 Acres

N/A, Carstairs, Alberta

FALL SPECIAL: Includes basement development with living room, bedroom, and full bath (to be completed after firm sale)! Quick possession available. Open Spaces + Happy Faces in a Country Quiet Community. Situated on a spacious south-backing lot (42' x 136'), this brand-new 2,450+ sq.ft. two-storey features an attached TRIPLE GARAGE (28' x 23') and side access walk-up basement. Bright, open main floor offers a spacious dining nook, modern kitchen with island, walk-through pantry (wood shelving), and a gas line for a stove, flowing into a welcoming family room with gas fireplace. A large mud room with wood bench and lockers, private work-from-home office, two-piece bath, and cathedral front entry complete the main level. Three bedrooms on the upper level including 15'9" x 14' primary suite with raised tray ceiling, large walk-in closet (wood shelving), and spa-inspired 5-piece ensuite with a double vanity. A bonus room with tray ceiling and gas fireplace, convenient laundry room, and a 4-piece main bath add even more functionality. The bright basement includes high efficiency mechanical, large windows for natural light, and will be fully developed with a spacious living room, additional bedroom, and full bathroom. This home is beautifully finished with ceiling-height cabinets, quartz countertops, upgraded lighting, vinyl plank flooring, tile and carpet flooring, wood shelving in closets, and upgraded exterior stonework. Added value includes GST (rebate to builder),



new home warranty, a 13' x 9' rear deck, front sod + tree, and a \$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! (id:6289)

Built in 2024

**Essential Information**

Listing #	A2261063
Price	\$659,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,489
Acres	0.13
Year Built	2024
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	1352 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, Gas BBQ Hookup
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
Has Basement	Yes
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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