

# **\$659,900 - 1348 Scarlett Ranch Boulevard, Carstairs**

MLS® #A2198368

**\$659,900**

3 Bedroom, 3.00 Bathroom, 2,466 sqft

Residential on 0.13 Acres

NONE, Carstairs, Alberta

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

MLS® #	A2198368
Price	\$659,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,466
Acres	0.13
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1348 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	Bathroom Rough-in, Separate Entrance, Walk-In Closet(s), Built-in Features, Closet Organizers, Vinyl Windows, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Sump Pump(s), Tray Ceiling(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	None
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Family Room, Gas, 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	Vinyl Siding, Stone, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 3rd, 2025
Days on Market	197
Zoning	R-1

## Listing Details

Listing Office	Legacy Real Estate Services
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