

\$644,900 - 1350 Scarlett Ranch Boulevard, Carstairs

MLS® #A2245479

\$644,900

3 Bedroom, 3.00 Bathroom, 2,413 sqft

Single Family on 0.14 Acres

N/A, Carstairs, Alberta

BRAND NEW, built in 2025, this stunning two-storey offers 2,413 sq.ft. of living space, a triple garage (28' x 26'6"), and a spacious 135'™ south-backing lot with 44'™ frontage. Quick possession is available, and a Fall Special allows buyers to inquire about discount pricing to add a complete basement development. The bright, open main floor features a dining nook, modern kitchen with island, walk-through pantry (wood shelving), and a spacious mud room with bench and shelves. The family room includes built-in shelving and a cozy fireplace, while a private work-from-home office, two-piece bath, and open cathedral entry complete the main level. Upstairs hosts three bedrooms, including a generous 15' x 13'6" primary suite with tray ceiling, large walk-in closet (wood shelving), and a luxurious 5-piece ensuite with double vanity. A vaulted bonus room with fireplace, laundry room, and 4-piece main bath provide extra convenience. The bright, side-access walk-up basement is undeveloped with high-efficiency mechanical, roughed-in bath plumbing, and large windows for natural light. Quality finishes include ceiling-height cabinets, quartz countertops, upgraded lighting, vinyl plank, tile and carpet flooring, wood shelving in closets, and exterior stonework. Added value includes GST (rebate to seller), new home warranty, a rear deck (8' x 16') with vinyl cover, front sod and tree, and a \$5,000 appliance allowance. Located in the family-friendly Scarlett Ranch community, just steps from



schools, parks, and a pond, with quick access to Airdrie, Calgary, CrossIron Mills, and Didsbury Hospital”a little drive, a lot of savings! (id:6289)

Built in 2025

Essential Information

Listing #	A2245479
Price	\$644,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,413
Acres	0.14
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1350 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
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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