

\$649,900 - 1437 Scarlett Ranch Boulevard, Carstairs

MLS® #A2191741

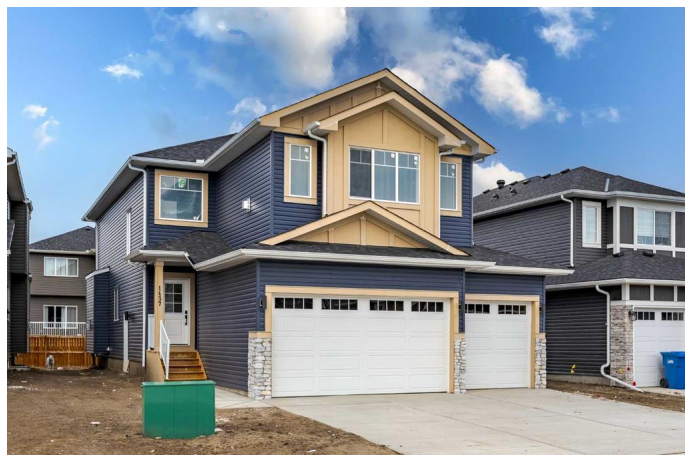
\$649,900

3 Bedroom, 3.00 Bathroom, 2,368 sqft

Residential on 0.12 Acres

NONE, Carstairs, Alberta

Pictures for illustration. Spacious lot (41' front x 120') with a Brand new 2,368 sq.ft. two story with attached triple garage (28' x 23') and side access walk-up basement. Photos for illustration of layout. Bright, open plan with spacious main level dining nook, kitchen with island and walk-through pantry (wood shelving) to spacious mud room (wood bench + shelves), family room with built-in shelves and fireplace, private Work From Home Office, two piece bath and spacious open cathedral front entry. Three bedrooms on the upper level including 15'9" 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 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. 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 13' x 8'6" 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! Photos for illustration of layout. Quick Possession..



Built in 2025

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2191741 |
| Price | \$649,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,368 |
| Acres | 0.12 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------|
| Address | 1437 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 | Built-in Features, Closet Organizers, No Smoking Home, Pantry, Walk-In Closet(s), Bathroom Rough-in, Vinyl Windows, No Animal Home, Recessed Lighting, Separate Entrance, Sump Pump(s), Tray Ceiling(s) |
| Appliances | See Remarks |
| Heating | Forced Air, Natural Gas, High Efficiency |
| Cooling | None |
| Fireplace | Yes |

| | |
|-----------------|---------------------------------------|
| # of Fireplaces | 2 |
| Fireplaces | Gas, Living Room, Family Room, Mantle |
| Has Basement | Yes |
| Basement | Full, Unfinished, Walk-Up To Grade |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior Features | None |
| Lot Description | Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | February 2nd, 2025 |
| Days on Market | 110 |
| Zoning | R-1 |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | Legacy Real Estate Services |
|----------------|-----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.