

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

MLS® #A2176204

\$659,900

3 Bedroom, 3.00 Bathroom, 2,489 sqft
Residential on 0.13 Acres

NONE, Carstairs, Alberta

Interior pictures for illustration, home will be completed soon. Open Spaces + Happy Faces in a Country Quiet Community. Spacious south backing lot (42' x 136') with a Brand new 2,450+ sq.ft. two story with attached triple garage (28' x 23') and side access walk-up basement. Photos from previous home built. 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 159" 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 gas 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. Will be 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, 13' x 9' rear deck, 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!



Estimated mid December 2024 possession.
Photos for illustration and from previous build;
a finished home is also available to view.

Built in 2024

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2176204 |
| Price | \$659,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,489 |
| Acres | 0.13 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------|
| Address | 1352 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, Pantry, Separate Entrance, Walk-In Closet(s), Bathroom Rough-in, Closet Organizers, Vinyl Windows, No Animal Home, No Smoking Home, 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 | Gas, Family Room, Living Room, Mantle |
| Has Basement | Yes |
| Basement | Full, Walk-Up To Grade, Unfinished |

Exterior

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

Additional Information

| | |
|----------------|--------------------|
| Date Listed | November 8th, 2024 |
| Days on Market | 152 |
| Zoning | R-1 |

Listing Details

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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.