

# **\$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, Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Sump Pump(s), Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | See Remarks                                                                                                                                                                                             |
| Heating           | High Efficiency, Forced Air, Natural Gas                                                                                                                                                                |
| 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      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 158             |
| Zoning         | R-1             |

### Listing Details

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

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