

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

MLS® #A2191741

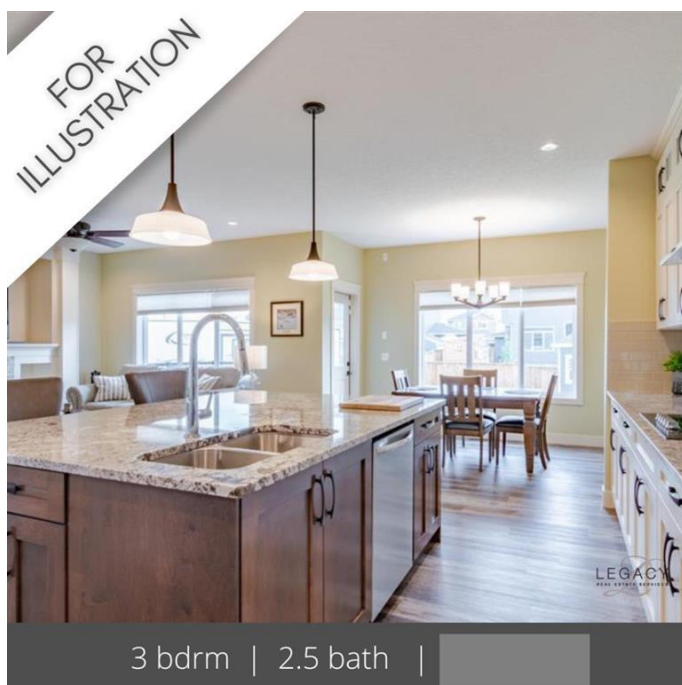
**\$649,900**

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	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	February 2nd, 2025
Days on Market	83
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.