

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

MLS® #A2191741

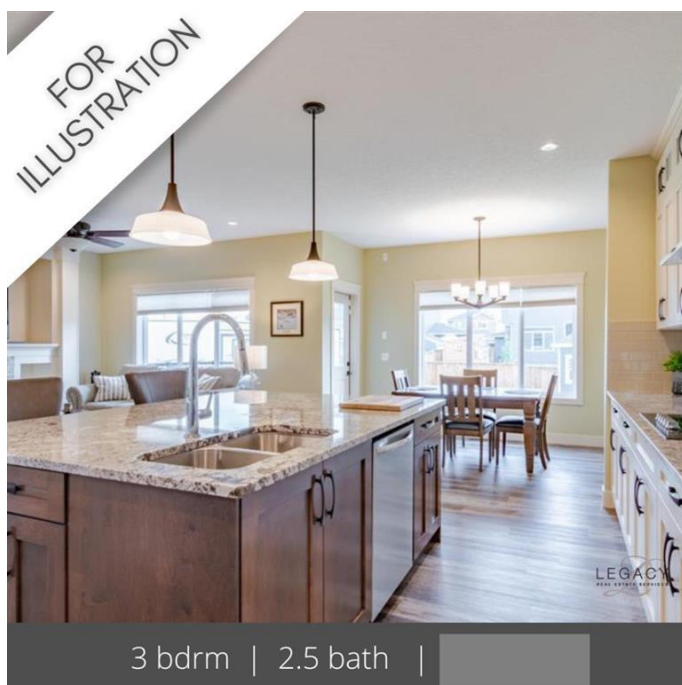
\$649,900

3 Bedroom, 3.00 Bathroom, 2,368 sqft

Residential on 0.12 Acres

NONE, Carstairs, Alberta

Pictures for illustration. Still some selections.. 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. 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, 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; a finished home is also



available to view (1441 + 1352).

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 Animal Home, No Smoking Home, Pantry, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in, Recessed Lighting, Tray Ceiling(s)
Appliances	See Remarks

Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Family Room
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	79
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.