

\$667,500 - 1433 Scarlett Ranch Boulevard, Carstairs

MLS® #A2189270

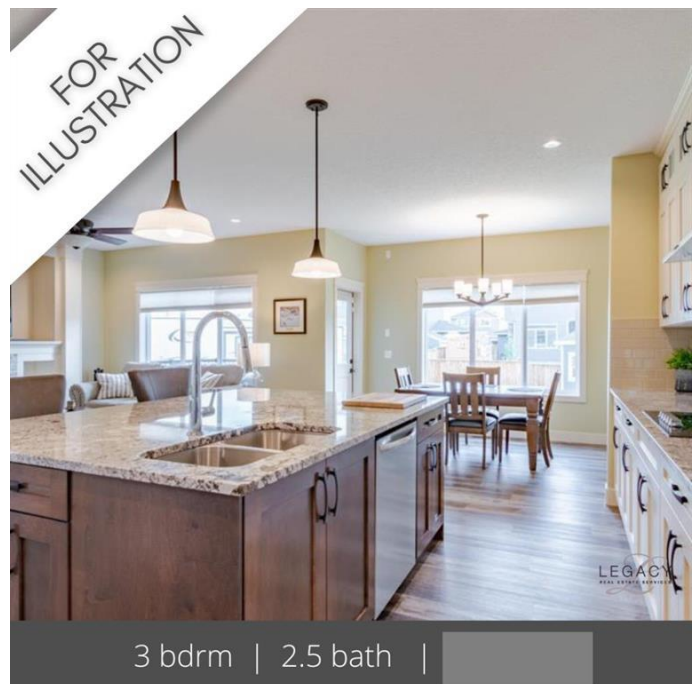
\$667,500

3 Bedroom, 3.00 Bathroom, 2,372 sqft

Residential on 0.12 Acres

NONE, Carstairs, Alberta

Pictures for illustration. Still some selections.. Spacious lot with 51' frontage and 120' deep with a Brand new 2,372 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 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 2024

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2189270 |
| Price | \$667,500 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,372 |
| Acres | 0.12 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------------|
| Address | 1433 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 | January 23rd, 2025 |
| Days on Market | 132 |
| Zoning | R-1 |

Listing Details

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

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