

# \$644,900 - 1350 Scarlett Ranch Boulevard, Carstairs

MLS® #A2245479

**\$644,900**

3 Bedroom, 3.00 Bathroom, 2,413 sqft

Residential on 0.14 Acres

NONE, Carstairs, Alberta

BRAND NEW, built in 2025, this stunning two-storey offers 2,413 sq.ft. of living space, a triple garage (28' x 26'6"), and a spacious 135'™ south-backing lot with 44'™ frontage. Quick possession is available, and a Fall Special allows buyers to inquire about discount pricing to add a complete basement development. The bright, open main floor features a dining nook, modern kitchen with island, walk-through pantry (wood shelving), and a spacious mud room with bench and shelves. The family room includes built-in shelving and a cozy fireplace, while a private work-from-home office, two-piece bath, and open cathedral entry complete the main level. Upstairs hosts three bedrooms, including a generous 15' x 13'6" primary suite with tray ceiling, large walk-in closet (wood shelving), and a luxurious 5-piece ensuite with double vanity. A vaulted bonus room with fireplace, laundry room, and 4-piece main bath provide extra convenience. The bright, side-access walk-up basement is undeveloped with high-efficiency mechanical, roughed-in bath plumbing, and large windows for natural light. Quality finishes include ceiling-height cabinets, quartz countertops, upgraded lighting, vinyl plank, tile and carpet flooring, wood shelving in closets, and exterior stonework. Added value includes GST (rebate to seller), new home warranty, a rear deck (8' x 16') with vinyl cover, front sod and tree, and a \$5,000 appliance allowance. Located in the family-friendly Scarlett Ranch community, just steps from



schools, parks, and a pond, with quick access to Airdrie, Calgary, CrossIron Mills, and Didsbury Hospital—a little drive, a lot of savings!

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2245479    |
| Price          | \$644,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,413       |
| Acres          | 0.14        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 1350 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, Double Vanity, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                       |
|-----------------|-------------------------------------------------------------------------------------------------------|
|                 | Separate Entrance, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in, 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, Living Room, Mantle, Family Room                                                                 |
| Has Basement    | Yes                                                                                                   |
| Basement        | Full                                                                                                  |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | BBQ gas line                    |
| Lot Description   | Rectangular Lot                 |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 81               |
| Zoning         | R-1              |

## Listing Details

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

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