

# \$629,900 - 1352 Scarlett Ranch Boulevard, Carstairs

MLS® #A2261063

**\$629,900**

3 Bedroom, 3.00 Bathroom, 2,489 sqft

Residential on 0.13 Acres

NONE, Carstairs, Alberta

FALL PROMOTIONAL PRICE! Quick possession available! Open Spaces + Happy Faces in a Country Quiet Community. Situated on a spacious south-backing lot (42' x 136'), this brand-new 2,450+ sq.ft. two-storey features an attached TRIPLE GARAGE (28' x 23') and side access walk-up basement. Bright, open main floor offers a spacious dining nook, modern kitchen with island, walk-through pantry (wood shelving), and a gas line for a stove, flowing into a welcoming family room with gas fireplace. A large mud room with wood bench and lockers, private work-from-home office, two-piece bath, and cathedral front entry complete the main level. Three bedrooms on the upper level including 15'9" x 14' primary suite with raised tray ceiling, large walk-in closet (wood shelving), and spa-inspired 5-piece ensuite with a double vanity. A bonus room with tray ceiling and gas fireplace, convenient laundry room, and a 4-piece main bath add even more functionality. The bright basement includes high efficiency mechanical, large windows for natural light. This home is beautifully finished with ceiling-height cabinets, quartz countertops, upgraded lighting, vinyl plank flooring, tile and carpet flooring, wood shelving in closets, and upgraded exterior stonework. Added value includes GST (rebate to builder), new home warranty, a 13' x 9' rear deck, front sod + tree, and a \$5,000 appliance allowance. Located steps from the school, park, pond, and recreation facilities with quick access to



Airdrie, Calgary, CrossIron Mills, and Didsbury Hospitalâ€”Scarlett Ranch offers the perfect balance of country quiet and city convenience. A little drive, a lot of savings, donâ€™t miss this one!

Built in 2024

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2261063    |
| Price          | \$629,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,489       |
| Acres          | 0.13        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1352 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      | Family Room, Gas, Living Room, Mantle                                                                                                                              |
| Has Basement    | Yes                                                                                                                                                                |
| Basement        | Finished, Full, Walk-Up To Grade                                                                                                                                   |

## 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    | October 1st, 2025 |
| Days on Market | 26                |
| Zoning         | R-1               |

## Listing Details

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

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