

# \$649,900 - 1433 Scarlett Ranch Boulevard, Carstairs

MLS® #A2236105

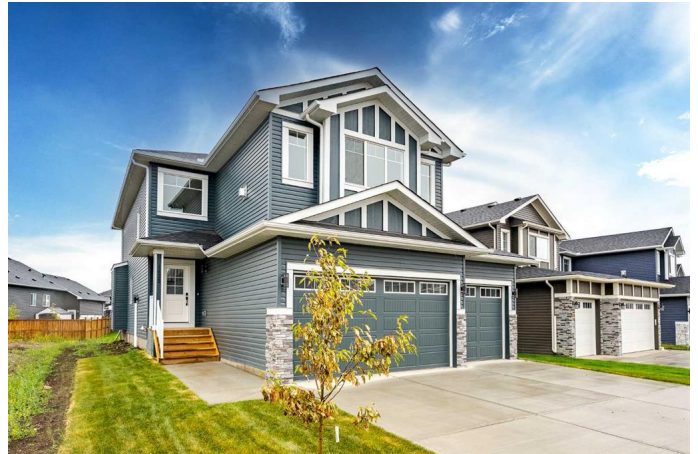
**\$649,900**

3 Bedroom, 3.00 Bathroom, 2,372 sqft

Residential on 0.12 Acres

NONE, Carstairs, Alberta

Quick Possession and Brand New with Triple Garage on a spacious lot with 51' frontage and 120' deep. Quick possession is available, and a Fall Special allows buyers to inquire about discount pricing to add a complete basement development. 2,372 sq.ft. two story with attached triple garage (28' x 23') and side access walk-up basement. 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!

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2236105    |
| Price          | \$649,900   |
| 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 | Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in, Separate Entrance, 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, Family 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    | July 12th, 2025 |
| Days on Market | 116             |
| Zoning         | R-1             |

## Listing Details

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

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