

# \$659,900 - 1441 Scarlett Ranch Boulevard, Carstairs

MLS® #A2180237

**\$659,900**

3 Bedroom, 3.00 Bathroom, 2,466 sqft  
Residential on 0.12 Acres

NONE, Carstairs, Alberta

Spacious and fenced lot (42' front x 120') with a Brand new 2,466 sq.ft. two story with attached triple garage (28' x 27') 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 + lockers), family room with fireplace, private Work From Home Office, two piece bath and spacious open front entry. Three bedrooms on the upper level including 16' x 13' Primary suite with raised tray ceiling and large walk-in closet (wood shelving), 5 piece Ensuite, bonus room with vaulted ceiling and fireplace, spacious laundry room with sink, 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. 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, 16' x 8' rear deck with stairs, 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! Quick possession. Property tax not yet assessed.

Built in 2024



## Essential Information

MLS® #	A2180237
Price	\$659,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,466
Acres	0.12
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	1441 Scarlett Ranch Boulevard
Subdivision	NONE
City	Carstairs
County	Mountain View County
Province	Alberta
Postal Code	T0M 0N0

## Amenities

Parking Spaces	6
Parking	Garage Door Opener, Insulated, Triple Garage Attached, Concrete Driveway
# of Garages	3

## Interior

Interior Features	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Pantry, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in, Recessed Lighting, Separate Entrance, Sump Pump(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	November 21st, 2024
Days on Market	133
Zoning	R-1

### **Listing Details**

Listing Office	Legacy Real Estate Services
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