

\$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	Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Pantry, Quartz Counters,
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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	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	67
Zoning	R-1

Listing Details

Listing Office	Legacy Real Estate Services
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