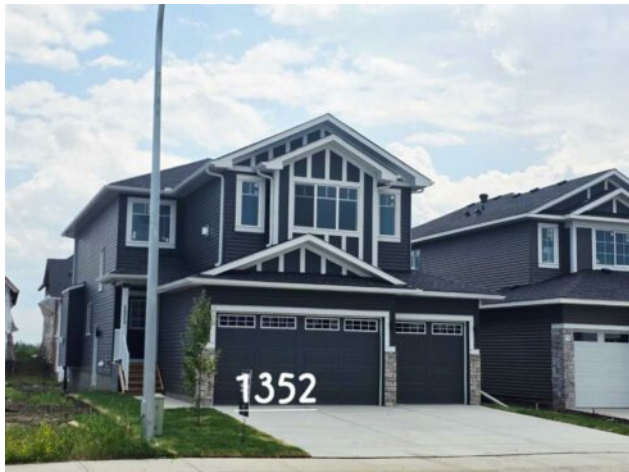


1352 Scarlett Ranch Boulevard
Carstairs, Alberta

MLS # A2261063



\$629,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,489 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Insulated, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Tile, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Sump Pump(s), Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	\$5, 000 appliance allowance at Trail Calgary NE store.		

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 Hospital—Scarlett Ranch offers the perfect balance of country quiet and city convenience. A little drive, a lot of savings, don't miss this one!