

\$659,900 - 1352 Scarlett Ranch Boulevard, Carstairs

MLS® #A2261063

\$659,900

3 Bedroom, 3.00 Bathroom, 2,489 sqft

Residential on 0.13 Acres

NONE, Carstairs, Alberta

FALL SPECIAL: Includes basement development with living room, bedroom, and full bath (to be completed after firm sale)! 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, and will be fully developed with a spacious living room, additional bedroom, and full bathroom.

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!

Built in 2024

Essential Information

MLS® #	A2261063
Price	\$659,900
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 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)

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 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 15

Zoning R-1

Listing Details

Listing Office Legacy Real Estate Services

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.