



1352 Scarlett Ranch Boulevard , Carstairs, Alberta - \$647,900



Main Photo

Property Description

Quick possession. Open Spaces + Happy Faces in a Country Quiet Community. Spacious south backing lot (42' x 136') with a Brand new 2,450+ 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 + lockers), family room with gas fireplace, private Work From Home Office, two piece bath and spacious front entry. Three bedrooms on the upper level including 159''' 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 gas 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, 13' x 9' rear deck, front sod + tree, and \$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!

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