

**1350 Scarlett Ranch Boulevard  
Carstairs, Alberta**

**MLS # A2245479**

**\$629,900**



<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	2 Storey	
<b>Size:</b>	2,413 sq.ft.	<b>Age:</b> 2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Insulated, Triple Garage Attached	
<b>Lot Size:</b>	0.14 Acre	
<b>Lot Feat:</b>	Rectangular Lot	

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	\$5,000 appliance allowance at Trail Calgary NE store. Front sod, one tree installed.		

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 13' x 20' south-facing lot with 44' frontage. The home is currently under construction and not yet fully completed. Final finishes, exterior work, and remaining details are scheduled for completion prior to possession. Quick possession is available. Most photos are from a similar property with a comparable layout and finishes. Colours, upgrades, and final details may differ in the completed home. 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!