



GRASSROOTS
REALTY GROUP

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**1350 Scarlett Ranch Boulevard
Carstairs, Alberta**

MLS # A2245479



\$644,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,413 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Insulated, Triple Garage Attached		
Lot Size:	0.14 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:	Full, Unfinished, 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, No Animal Home, No Smoking Home, Pantry, 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. Front sod, one tree installed.

Brand New with Triple Garage (28' x 26'6") and spacious 135' South Backing Lot. Quick Possession and Brand New with Triple Garage on a spacious lot with 44' frontage and 135' deep. FALL Special: Inquire about discount pricing to add and include basement development. 2,413 sq.ft. two story with side access walk-up basement and bright, open plan with spacious main level dining nook, kitchen with island and walk-through pantry (wood shelving) to spacious mud room (wood bench + shelves), family room with built-in shelves and fireplace, private Work From Home Office, two piece bath and spacious open cathedral front entry. Three bedrooms on the upper level including 15' x 13'6" Primary suite with raised tray ceiling and large walk-in closet (wood shelving), 5 piece Ensuite, bonus room with vaulted ceiling and 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 seller), new home warranty, rear deck (8'x16') with vinyl cover, front sod + tree, and \$5,000 appliance allowance. Great family community with school, park and pond nearby, recreation facilities, and a quick commute to Airdrie, Balzac Mall, Calgary, or hospital nearby at Didsbury. A little drive, a lot of savings!