



**1402 Scarlett Ranch Lane  
Carstairs, Alberta**

**MLS # A2294119**



**\$775,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,613 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Jetted Tub, Kitchen Island, Pantry, See Remarks, Wet Bar		

**Inclusions:** TV Wall Mount(s), Second Garage Door Opener, Gazebo, Basement Fireplace, Built-In Microwave, Bar Fridge X 2, Bonus Room Shelving Units X3.

Offering over 2,600 sq ft above grade, and 4 bedrooms upstairs, this stunning two-storey blends thoughtful design with elevated finishes &mdash; and yes, those wide-open country sunset views really are as incredible as they sound. Expansive rear windows flood the open-concept main floor with natural light while framing miles of prairie landscape&hellip; your evening routine just found its new favourite backdrop. The main level welcomes you with a spacious front entry and versatile flex room perfect for a home office, salon, playroom, or whatever your life needs today. The living room anchors the space with a feature fireplace, while the oversized dining area opens to the expanded upper deck with gas line and convenient access to the yard below &mdash; ideal for summer entertaining that lasts until the sun dips below the horizon. The kitchen? Equal parts stylish and seriously functional. Gas cooktop, built-in oven and microwave, beverage fridge, and an abundance of workspace&hellip; but the pi&egrave;nce de r&eacute;sistance is the show-stopping walk-through pantry with a full wall of wood shelving leading directly to the triple garage entry. This practical drop zone includes open locker-style hooks and shelving designed for every season of gear. A powder room completes the main floor. Upstairs is where this home truly shines for families &mdash; FOUR bedrooms on one level (yes, all upstairs!) plus a massive bonus room with an abundance of cabinetry and a second fireplace. The primary suite is a retreat of its own, featuring a spa-inspired ensuite with dual sinks, glass/tile shower, soaker tub, and a walk-in closet that absolutely lives up to the hype. Two bedrooms share a convenient central bath, while the fourth bedroom and additional full bathroom provide flexibility for guests, teens, or multigenerational living. The fully finished walkout basement continues the

theme of space and versatility, offering a large bedroom, full bathroom, and an expansive rec area with room for both movie nights and games or fitness space. The long wet bar with second beverage fridge ties it all together &mdash; because entertaining should be effortless. Outside, the yard is spacious, functional, and ready for summer&hellip; but let&rsquo;s be honest, it&rsquo;s the uninterrupted sunset views over open fields that make this property unforgettable. A nearly-new home, 4 bedrooms up, fully finished walkout, triple garage, and views that never get old &mdash; with just the right amount of sass and a whole lot of class. Virtual tour available in link. Call your favourite local REALTOR to check this spectacular property out today!