

# \$505,000 - 15, 1374 Scarlett Ranch Boulevard S, Carstairs

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MLS® #A2186822

**\$505,000**

2 Bedroom, 2.00 Bathroom, 1,327 sqft  
Residential on 0.07 Acres

N/A, Carstairs, Alberta

Gracious Bungalow Living in "The Villas " of Carstairs , a Senior s choice for Peace and Tranquility . This Newly constructed Bungalow is finished up with a Lower level Walk Out . Kitchen has a lovely Centre Island and an under counter sink . A Built in Dish Washer ,Custom Cabinets -Topped with Quartz Finishing's and Full back splash. This bungalow features a 5 peace ensuite , a private walk - in closet beyond. This is an Open Concept home with wider doorways and bathroom for easy access. A Private Office or a bedroom includes double door entry. The Great Room Includes a Fire place and a Walk-Out to your Sun Burst Patio Deck , kitchen includes a walk in organized Pantry plus appliances . Foyer access to your private attached 2 car double garage with auto garage opener and remote. The lower level has a walk out to walking trails and parks. The builder can complete the lower level to meet your design and price. A Smart home System is in place with smart switches ,environmental monitor and flood detector. Finally two full baths are included ,great for company .

Built in 2024

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2186822  |
| Price  | \$505,000 |



LANDMARK SENIOR VILLA (CARSTAIRS)



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,327                  |
| Acres          | 0.07                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bungalow, Side by Side |
| Status         | Active                 |

### Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 15, 1374 Scarlett Ranch Boulevard S |
| Subdivision | N/A                                 |
| City        | Carstairs                           |
| County      | Mountain View County                |
| Province    | Alberta                             |
| Postal Code | T0M 0N0                             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Snow Removal, Trash    |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Smart Home   |
| Appliances        | Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Refrigerator, Range, Range Hood, Washer/Dryer, Washer/Dryer Stacked |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished, Walk-Out  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance                              |
| Lot Description   | Back Yard, Cul-De-Sac, Street Lighting, Paved |
| Roof              | Asphalt Shingle                               |
| Construction      | Concrete, See Remarks, Vinyl Siding           |
| Foundation        | Poured Concrete                               |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 10th, 2025 |
| Days on Market | 110                |
| Zoning         | RESIDENTIAL -R 3   |
| HOA Fees       | 396                |
| HOA Fees Freq. | MON                |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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