

# **\$649,000 - 1358 Scarlett Ranch Boulevard, Carstairs**

MLS® #A2214399

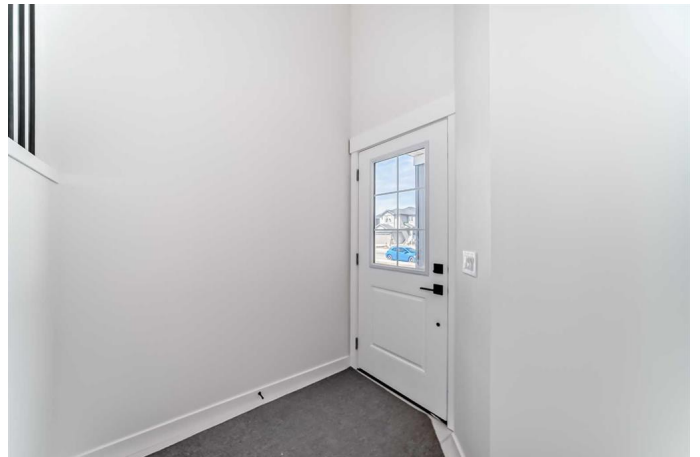
**\$649,000**

3 Bedroom, 3.00 Bathroom, 2,522 sqft

Residential on 0.01 Acres

NONE, Carstairs, Alberta

Welcome to your exquisite triple garage home in the beautiful town of Carstairs! This exceptional property showcases the perfect blend of luxury, functionality, and thoughtful design. Step inside and prepare to be amazed by the open and inviting living spaces that await you. The main floor features an open concept living design, a true centrepiece for gathering and entertaining. The kitchen boasts top-of-the-line appliances, sleek countertops, and an abundance of storage space. It seamlessly flows into the living room, which showcases a stunning custom woodwork fireplace, creating a warm and inviting ambiance. Adjacent to the living room is a stylish dining room, providing an elegant space for hosting family meals and social gatherings. An office or den with French doors is conveniently situated on the main floor, offering privacy and versatility for work or relaxation. The mudroom is equipped with a custom-built bench, ensuring a clutter-free and organized entryway. Notably, the main floor also features upgraded 8-foot interior and exterior doors, adding an extra touch of grandeur to the home. As you ascend to the upper level, you'll discover a tranquil master bedroom retreat. The master bedroom boasts a spacious walk-in closet to accommodate your wardrobe needs. The en suite bathroom is a true oasis, featuring double sinks, a rejuvenating jacuzzi tub, and a custom tile shower, providing a luxurious and relaxing experience. Three additional well-appointed



bedrooms on the upper level offer comfortable living spaces for family members or guests. With two full washrooms, convenience and privacy are effortlessly provided. Additionally, a large bonus room with a fireplace adds versatility and serves as an ideal space for entertainment or relaxation. Situated in the sought-after community of Carstairs, this home offers a harmonious balance of peaceful living and convenient access to amenities. Enjoy the tranquility of the area while being just a short distance away from schools, parks, shopping, and more. This triple garage home embodies the pinnacle of luxury and elegance in Carstairs. Don't miss the opportunity to make it your own. Schedule a viewing today and experience the exceptional craftsmanship, upgraded features, and unparalleled comfort that this remarkable property has to offer. Home includes Includes GST, new home warranty, grading of entire yard, Front sod and tree, and \$7,500 appliance allowance.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2214399    |
| Price          | \$649,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,522       |
| Acres          | 0.01        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 1358 Scarlett Ranch Boulevard |
| Subdivision | NONE                          |
| City        | Carstairs                     |
| County      | Mountain View County          |
| Province    | Alberta                       |
| Postal Code | T0M 0N0                       |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Kitchen Island, Open Floorplan, Quartz Counters, Sump Pump(s), Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | See Remarks                                                                                                                      |
| Heating           | High Efficiency, Fireplace(s), Forced Air                                                                                        |
| Cooling           | Other                                                                                                                            |
| Fireplace         | Yes                                                                                                                              |
| # of Fireplaces   | 2                                                                                                                                |
| Fireplaces        | Gas                                                                                                                              |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Exterior Entry, Full, Unfinished                                                                                                 |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 53               |
| Zoning         | R-1              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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