



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1435 Scarlett Ranch Boulevard
Carstairs, Alberta

MLS # A2329436

\$634,900



Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,403 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated,		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, No Back Lane, Private, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Sump Pump(s), Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	TV Bracket in bonus room		

Welcome to this beautifully upgraded 2024-built two-storey home in the sought-after community of Scarlett Ranch in Carstairs. Offering over \$40,000 in premium upgrades, this move-in-ready home combines thoughtful design, quality finishes, and exceptional functionality in a family-friendly setting. Standout features include an oversized 28' x 27' triple attached garage, a convenient side-entry walk-up basement, and a newly completed fully fenced yard, offering the perfect blend of style, space, and practicality for modern family living. Step inside through the impressive cathedral front entry, where you're welcomed into a bright, open-concept main floor. The stunning kitchen featuring ceiling-height cabinetry, quartz countertops, an oversized island, upgraded appliances, an induction cooktop with a gas line for a future gas range, and a walk-through pantry with custom wood shelving. Just off the kitchen, double French doors open to a private home office, creating the ideal work-from-home space. Continue through the kitchen into the spacious dining nook and inviting living room, where a gas fireplace with custom built-in shelving creates a warm focal point. Sliding patio doors off the dining area lead to the rear deck and fully fenced backyard, making indoor and outdoor entertaining effortless. A spacious mudroom with a built-in bench and lockers, along with a convenient 2-piece powder room, complete the main floor. Upstairs, you'll find three spacious bedrooms, including a beautiful primary retreat with double-door entry, a tray ceiling, walk-in closet with custom wood shelving, and a luxurious 5-piece ensuite. The bonus room offers a second gas fireplace and raised tray ceiling, providing the perfect place to relax or gather with family. A 4-piece main bathroom and upper-level laundry room complete the second floor. The bright side-entry walk-up basement is undeveloped and

ready for your ideas, featuring large windows, rough-in plumbing for a future bathroom, and high-efficiency mechanical systems. Additional features include custom blinds throughout, upgraded lighting, vinyl plank flooring, quality finishes throughout, and a fully fenced backyard, allowing you to enjoy the benefits of a nearly new home without the additional expense of completing the exterior. Seller is willing to build the stairs as part of the sale, subject to terms agreed upon in the offer. Ideally located within walking distance to Carstairs Elementary School (K-4), parks, playgrounds, pathways, and recreation facilities, Scarlett Ranch offers the perfect balance of small-town living and modern convenience, with easy access to Airdrie, Calgary, CrossIron Mills, and Didsbury Hospital. Skip the wait to build and move into a home where the upgrades are already complete.