



GRASSROOTS
REALTY GROUP

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**1431 Scarlett Ranch Boulevard
Carstairs, Alberta**

MLS # A2338803

\$704,900



Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,421 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

All photos for illustration only, all finishings to be confirmed. OPEN SPACES, HAPPY FACES & COUNTRY QUIET LIVING! Coming Fall 2026. . If you have been dreaming of a home that offers space to grow, room to gather and a peaceful community setting, this one is worth the drive. Brand new 2375 sq ft 2 storey home on a spacious 45' x 120' lot, complete with triple garage and side-access walk up basement. Step inside to a welcoming front entry and an open concept main floor featuring a spacious dining nook, beautiful kitchen with large island, a walk-through pantry(wood shelving) and a convenient mudroom with built-in wood bench and lockers. The family room offers built-in shelving and a gas fireplace while a private main floor office provides the perfect space to work from home. A 2-piece bathroom completes the main level. Upstairs, you'll find 3 good sized bedrooms including an impressive primary suite with raised tray ceiling, large walk-in closet(wood shelving) and a luxurious 5 piece ensuite. The bright bonus room with raised ceiling and gas fireplace provides another comfortable space for movie nights, playtime, or relaxing. The upper level also includes a dedicated laundry room and a 4-piece bathroom. The side access walk-up basement is ready for your future plans, with large windows, high efficiency mechanical and rough in plumbing for a future bathroom. Out back, enjoy your 16 x 8 vinyl covered(low maintenance) deck. Your NEW home includes GST(rebate to builder), New Home Warranty, front sod & tree and a \$7500 appliance credit. Siding will be a dark ironstone in color with white trim. Stonework will be Countryridge White Washed by EcoStone and the garage door will be a steel color to match the siding. Located in a friendly country quiet community with schools, parks, pond and recreation facilities nearby, PLUS an easy commute to

Airdrie, Balzac, Calgary and the Didsbury hospital.
A whole lot of home.

A little drive. A lot of savings.