



GRASSROOTS
REALTY GROUP

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1356 Scarlett Ranch Boulevard
Carstairs, Alberta

MLS # A2341574



\$694,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,428 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Insulated, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Tile, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Sump Pump(s), Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Appliance allowance \$7, 000 Trail Calgary NE store. Front sod, one tree installed.

All photos for illustration only; all finishings to be confirmed. New home will be completed fall 2026. Spacious south east-backing lot (44'9" x 136'9" Lot size ~5,860 sqft.) with a brand new 2,346 sq.ft. two-storey featuring an attached triple garage (26'9" x 26'1") and side-access walk-up basement. Bright, open plan with spacious main-level dining nook, kitchen with island and walk-through pantry (wood shelving) leading to a spacious mudroom (wood bench + lockers), family room with built-in shelves and fireplace, private Work From Home Office, two-piece bath and spacious front entry. Three bedrooms on the upper level including a 15' x 13'7" Primary Suite with raised tray ceiling and large walk-in closet (wood shelving), 5-piece Ensuite, spacious bonus room with raised tray ceiling and fireplace, laundry room and 4-piece main bath. Bright undeveloped side walk-up basement has high-efficiency mechanical, roughed-in bath plumbing and large windows for plenty of natural light. Will be nicely appointed with ceiling-height cabinets, quartz countertops, upgraded lighting, vinyl plank, tile + carpet flooring and wood shelving in all closets. Exterior color selections include James Hardie siding in a dark Granite colour, black Roofmart asphalt shingles, white soffit, fascia and eavestroughs, white Ply Gem windows, Smart Board trim and posts, Ecostone Country LedgeStone in Whitewashed, colour-matched steel garage doors and white aluminum exterior railings. Pressure-treated wood exterior steps and a wood rear deck with vinyl covering. Includes GST (rebate to builder), new home warranty, 16' x 8' rear deck, graded and loamed yard, sod and one tree installed in the front yard with \$7,000 appliance allowance. The extra-deep, south-facing lot provides a generous backyard—great for families, kids, pets and future backyard plans. Great family community with school, park and pond

nearby, recreation facilities and a quick commute to Airdrie, Balzac, Calgary or the hospital in Didsbury. A little drive, a lot of savings!
Estimated late fall 2026 possession. Photos are for illustration purposes and from previous builds.