

15, 1374 Scarlett Ranch Boulevard
Carstairs, Alberta

MLS # A2138972

\$505,000



Division:	NONE		
Type:	Residential/Duplex		
Style:	Bungalow, Side by Side		
Size:	1,330 sq.ft.	Age:	2024 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 303
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home		
Inclusions:	NA		

Quick Possession! With an alternative colour palette this villa is nestled within the picturesque community of Scarlett Ranch, this exquisite 2-bedroom, 2-bathroom duplex villa invites you to experience your new way of living. Boasting over 1,300 square feet of meticulously crafted living space, this walkout bungalow exudes charm and elegance at every turn. As you enter, you're greeted by European country finishes and timeless white Oak Hardwood pattern LVP flooring that flows seamlessly throughout the main level, creating an ambiance of rustic sophistication. The heart of the home lies in the kitchen, where duo-tone cabinets with white uppers and light wood lowers perfectly complement the antique lace quartz countertops, creating a space that is both stylish and functional. A large island provides plenty of room for meal preparation and casual dining, while a corner pantry ensures ample storage for all your culinary essentials. The open-concept design of the main living space is accentuated by vaulted ceilings and large windows that bathe the interior in natural light, creating an inviting atmosphere for both relaxation and entertaining. Step outside from your main living space onto the upper balcony and take in the breathtaking views of the surrounding landscape, or retreat to the cozy living room and unwind by the fireplace on chilly evenings. The Primary bedroom boasts an ensuite bathroom and a spacious corner walk-in closet, providing a private sanctuary to escape the hustle and bustle of daily life. A second bedroom offers versatility and can be utilized as a guest room or home office, while an upper-level laundry and full second bathroom area adds to the home's convenience. Outside, the welcoming villa community offers seasonal maintenance and landscaping, allowing you to enjoy the beauty of your surroundings without the hassle of upkeep. With parks,

shopping amenities, and major roadways just moments away, this villa offers the perfect combination of tranquility and accessibility. Don't miss your chance to experience living at its finest in the heart of Scarlett Ranch with O'CASA HOMES!