

# \$2,500,000 - 1445 Scarlett Ranch Boulevard, Carstairs

MLS® #A2198926

**\$2,500,000**

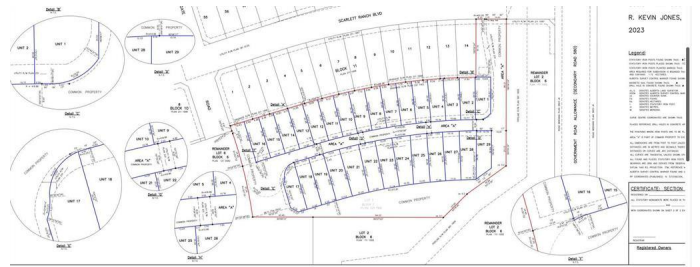
0 Bedroom, 0.00 Bathroom,  
Land on 22.00 Acres

NONE, Carstairs, Alberta

22 acres residential parcel, approximately 90 residential detached lots, deep services along main roads. Total 60 acres for 200 residential lots are available, can be purchased together, or 1/3 portion, approx 20 acres each parcel. Some area with half finished houses. see pics. The conceptual plan shows the land use which has been approved by Town of Carstairs and the buyer needs to get approval for the subdivision plan. Town of Carstairs works fast, they can approve a subdivision plan in 2 to 3 months.

Land is within the townsite of Carstairs. Great existing community, with Schools. Sports grounds nearby. For developers and builders that

is ready to built. New houses are already built across the street. Excellent opportunity given the proximity to HWY 2 and Calgary. 25 minutes to Airdrie, 39 minutes to Calgary (54km). Total 60 acres available. Seller is motivated.



## Essential Information

MLS® #	A2198926
Price	\$2,500,000
Bathrooms	0.00
Acres	22.00
Type	Land
Sub-Type	Commercial Land
Status	Active

## Community Information

Address	1445 Scarlett Ranch Boulevard
Subdivision	NONE
City	Carstairs
County	Mountain View County
Province	Alberta
Postal Code	T0M0N0

## Additional Information

Date Listed	March 3rd, 2025
Days on Market	196
Zoning	R1

## Listing Details

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.