



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**714 Mandalay Boulevard  
Carstairs, Alberta**

**MLS # A2218350**



**\$669,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,532 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** NA

Introducing an exceptional 2531 sqft new residence in Carstairs, Alberta. This stunning home offers an unparalleled blend of luxury and versatility. The residence features a triple garage, an impressive entrance open to below, a versatile den/office, a charming breakfast nook, and a formal dining room. The gourmet kitchen boasts high-end upgrades and a walk-in pantry, ideal for culinary enthusiasts. The main level includes a spacious living room, while the second floor showcases four generously sized bedrooms: two master suites with private ensuites and two additional bedrooms sharing a stylish 3-piece bathroom. This level also includes a bonus room and a convenient laundry area. The unfinished basement, with its separate entrance, provides a canvas for customization and personalization. Conveniently located near schools, playground , grocery stores, Carstairs Community Golf Club, and all essential amenities, this incredible home provides the pinnacle of Mandalay living. This is more than a home; it's a chance to create a personalized living space in one of Carstairs's most desirable locations. In addition, the builder has more lots available, including options for a walkout and two properties backing onto serene green spaces.