



GRASSROOTS
REALTY GROUP

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**704 Mandalay Boulevard
Carstairs, Alberta**

MLS # A2258188



\$689,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,392 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Welcome to your new home! This exceptional, brand new, detached home located in Mandalay Estates, Carstairs is situated close to downtown and recreational spaces such as the Carstairs Community Golf Course, Memorial Arena, and Campground. This stunning two-storey property is also just a short distance from Hugh Sutherland School and a future retail development . Meticulously designed by Marygold Homes, this home offers a capacious, open floor plan, with 2392 square-feet of living space, 3 bedrooms, and 2.5 bathrooms making it a flawless fit for families looking for a pleasant everyday living space. Luxury vinyl plank flooring on the main floor, and plush carpet on the upper floor, complemented by large windows that flood the space with natural light throughout give the home a thoughtful, elevated, and elegant touch. The hardie-board exterior and an attached triple car garage add practical value to the property's striking appearance. The main floor is accessible from the spacious garage via the mudroom fully equipped with custom-built storage space. The mudroom leads directly into the kitchen which features a stunning walk-in pantry, large central island with bar-style seating, stainless steel appliances, and soft-close hardware throughout. The full-height shaker cabinetry and quartz countertop combo provide both sufficient storage and an exquisitely sophisticated aesthetic. Adjoining the urbane kitchen is an inviting dining area with large patio doors that not only bring in an abundant amount of natural light, but also lead outside to the sizable treated-wood deck and backyard. A capacious and welcoming living room is adjacent to the dining room, complete with a mantle and tile-surrounded gas fireplace, perfect for family get-togethers. The in-home office space offers ample room and an elegant glass door for both privacy and productivity. The upper level

features three spacious bedrooms, including the master suite complete with oversized windows and an astonishing built-in walk-in closet with custom-shelving and sufficient storage space. The massive 5-pc ensuite features a glass shower, built-in corner soaker tub and vanity with dual sinks. The laundry room, conveniently located on the second floor, comes complete with custom cabinetry. Neighboring this space is a built-in display cabinet and entertainment center as well as a separate built-in desk with custom shelving, a full 4-pc bathroom, and a super-spacious bonus room, ideal for quality family time. The two secondary bedrooms, each with separate built-in closets, complete the upper-level layout. The unfinished basement has rough-ins for a future bathroom - a notable and customizable add-on to suit a growing family's needs. **GST Rebate, if any, shall go to the seller. PLEASE NOTE: Photos used of are of the same/similar layouts or previous projects and are for reference and illustrative purposes only.**