

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

709 Mandalay Avenue Carstairs, Alberta

MLS # A2265417



\$611,000

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Floors: Carpet, Vinyl Plank Roof: Asphalt Shingle Basement: Full, Unfinished LLD: -	=	Water:	e ating: Fo
Basement: Full, Unfinished LLD: -	-	Sewer:	oors: Ca
Tan, Oriminorioa	-	Condo Fee:	oof: As
Futarian W. 15	-	LLD:	sement: Fu
Exterior: Wood Frame Zoning: R1	R1	Zoning:	terior: Wo
Foundation: Poured Concrete Utilities: -	-	Utilities:	undation: Po

Features: Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance

Inclusions: N/A

Welcome to this brand new, stunning 2-storey home backing onto green space in the highly desirable community of Mandalay! This beautifully designed residence features a bright and spacious main level, highlighted by a chef-inspired kitchen complete with a huge walk-in pantry, upgraded stainless steel appliances including a built-in oven, built-in microwave, and a premium gas cooktop. The open-concept layout flows effortlessly into expansive living and dining areas, perfect for entertaining, along with a versatile second living area/ office area and a convenient 2-piece bath. Upstairs, retreat to a spacious primary suite featuring a luxurious 5-piece ensuite. Two additional bedrooms, a full bathroom, and a generous bonus room complete the upper level, offering space and comfort for the whole family. Located just steps from Hugh Sutherland School, Mandalay Playground, Carstairs Community Golf Club, and all essential amenities, this home offers the perfect blend of comfort, convenience, and style. Don't miss your chance to experience the best of Mandalay living!