

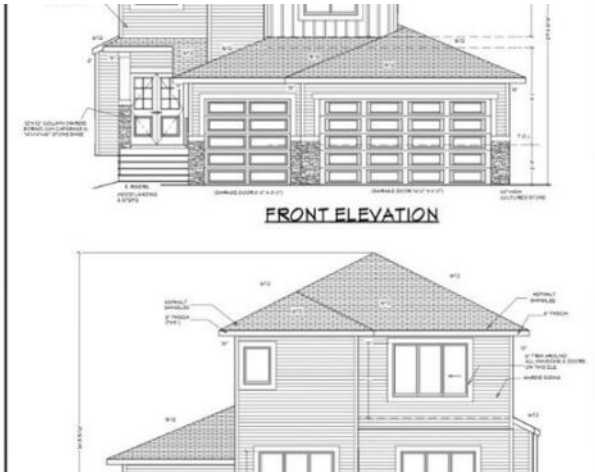


**GRASSROOTS**  
REALTY GROUP

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**708 Mandalay Avenue  
Carstairs, Alberta**

**MLS # A2267563**



**\$760,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,553 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	3	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Views		

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

**Inclusions:** NA

This stunning property is currently under construction, designed with modern finishes and exceptional craftsmanship throughout. The main floor offers a bright open-concept layout with a spacious living room, cozy gas fireplace, and a gourmet kitchen featuring a large island, premium cabinetry, and a walk-in pantry. A versatile flex room at the front is perfect for a home office or formal sitting area. Upstairs features 3 generous bedrooms, including two master suites – ideal for extended family or guests – along with a spacious loft area and a convenient laundry room on the upper floor. The primary suite boasts a luxurious ensuite with dual vanities, a soaker tub, and a walk-in closet. The walkout unfinished basement offers endless potential for future development. Enjoy peaceful views as the home backs onto a beautiful pond, providing privacy and a natural backdrop. Additional highlights include a triple garage and a rear deck. Located close to all amenities in Carstairs, including parks and playgrounds, this home perfectly combines luxury, comfort, and family-friendly living.

\*Floor plan images are for this property; other photos are from a different home and are shown only to illustrate the builder's quality and craftsmanship. These images are for reference only, and final finishes, layout, and features may vary from the completed home.\*