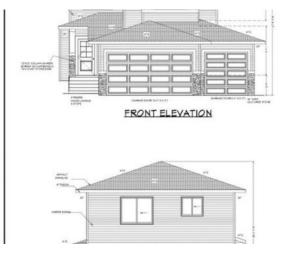


1-833-477-6687 aloha@grassrootsrealty.ca

707 Mandalay Avenue Carstairs, Alberta

MLS # A2267812



\$690,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,425 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Views		

Floors: Carpet, Tile, Vinyl Sewer: - Roof: Asphalt Shingle Condo Fee: - Basement: Full LLD: - Exterior: Concrete, Wood Frame Zoning: R-1	Heating:	Forced Air	Water: -
Basement: Full LLD: - Exterior: Concrete, Wood Frame Zoning: R-1	Floors:	Carpet, Tile, Vinyl	Sewer: -
Exterior: Concrete, Wood Frame Zoning: R-1	Roof:	Asphalt Shingle	Condo Fee: -
Sensetic, recurrence	Basement:	Full	LLD: -
Foundation, p. 10	Exterior:	Concrete, Wood Frame	Zoning: R-1
Foundation: Poured Concrete Utilities: -	Foundation:	Poured Concrete	Utilities: -

Features: Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions: NA

Discover this thoughtfully designed home, currently under construction and built to impress with quality craftsmanship and modern finishes. The main floor welcomes you with a bright open-concept layout featuring a spacious family room with a fireplace, a well-appointed kitchen with a large island and walk-in pantry, and a generous dining/nook area that leads out to your future patio. A dedicated main-floor den offers the perfect space for a home office or quiet study. Upstairs, you' Il find three spacious bedrooms including a stunning primary suite complete with a spa-inspired ensuite and a large walk-in closet. The upper level also features a sizeable bonus room, full bathroom, and a convenient laundry room designed for everyday ease. The basement remains undeveloped and backs onto a green space, giving you the opportunity to customize the space to suit your family's future needs. A triple-car garage provides ample parking and storage. Exterior finishes include Hardie siding and elegant stone accents for timeless curb appeal. Located in a growing family-friendly community with access to parks, green spaces, and future amenities, this home blends modern comfort with everyday practicality. Secure your chance to own a brand-new home in an exciting new neighbourhood. Floor plan images are for this property. Photos of finished interiors/exteriors are from a similar home by the builder to showcase quality and style. These images are for reference only and final finishes, layout, and features may vary from the completed home.