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## 714 Mandalay Link Carstairs, Alberta

MLS # A2275610



\$600,000

NONE Division: Residential/House Type: Style: 2 Storey Size: 2,072 sq.ft. Age: 2025 (0 yrs old) **Beds:** Baths: 2 full / 1 half Garage: Double Garage Attached, Heated Garage, Insulated Lot Size: 0.12 Acre Lot Feat: Back Yard

**Heating:** Water: Forced Air Floors: Sewer: Carpet, Tile, Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Stone, Wood Frame R-1 Foundation: **Poured Concrete Utilities:** Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Storage, Tray Ceiling(s), Walk-In

Closet(s)
Inclusions:

n/a

Welcome to a thoughtfully designed family home where space, comfort, and everyday functionality come together, a newly built 2,071 sq ft residence located in Mandalay Estates, Carstairs. From the moment you enter, you're greeted by a huge front foyer with striking tile flooring and an open-to-above feature, creating an impressive first impression. The main floor is thoughtfully designed with an open, functional layout, featuring a stylish kitchen with upgraded cabinetry, under-cabinet lighting, a gas stove, and a walk-through pantry that seamlessly connects to a spacious mudroom with built-in storage and thoughtfully designed drop zones, ideal for busy families and everyday organization. The inviting living room is anchored by a cozy gas fireplace, creating a warm and welcoming space for gathering. A main-floor office provides the perfect work-from-home setup or quiet flex space. Large windows and upgraded zebra blinds allow natural light to flow throughout. Upstairs, the home truly shines. A massive bonus room with tray ceilings offers the perfect space for family movie nights or a kids' retreat, while the primary bedroom is thoughtfully separated for added privacy. The primary suite features a large walk-in closet with custom built-ins and a well-appointed 4-piece ensuite with dual sinks and a huge glass shower with built-in seating. Two additional generous bedrooms, a full bathroom, and a laundry room with added storage complete the upper level. Outside, enjoy a fully FENCED yard and deck, offering privacy and space for kids or pets, a rare bonus in newer homes. The heated double garage, stone exterior accents, and separate side entrance further set this home apart. The basement offers 9-foot ceilings and a separate side entrance, providing excellent potential for future development and the flexibility to design the space to suit your needs.

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