



707 Mandalay Avenue  
Carstairs, Alberta

MLS # A2292567



**\$690,000**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | NONE   |               |                  |
| <b>Type:</b>     | Residential/House                              |               |                  |
| <b>Style:</b>    | 2 Storey                                       |               |                  |
| <b>Size:</b>     | 2,425 sq.ft.                                   | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Triple Garage Attached                         |               |                  |
| <b>Lot Size:</b> | 0.13 Acre                                      |               |                  |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Views |               |                  |

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

**Inclusions:** NA

Discover this thoughtfully designed home, 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'll 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.