



**711 Mandalay Avenue
Carstairs, Alberta**

MLS # A2295361



\$690,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,468 sq.ft.	Age:	2027 (-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		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, 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

Discover this beautifully designed, under-construction home that blends modern elegance with exceptional craftsmanship. Thoughtfully built with high-quality finishes throughout, this home offers both style and functionality for today's lifestyle. The main floor features a bright, open-concept layout highlighted by a spacious family room with a striking fireplace and an impressive open-to-below design, creating a grand and airy feel. The gourmet kitchen is equipped with a large island, walk-in pantry, and ample cabinetry, seamlessly connecting to a generous dining/nook area with access to your future patio—perfect for entertaining or everyday living. A dedicated main-floor den/office provides an ideal space for working from home or quiet study, while a practical mudroom adds everyday convenience. Upstairs, you'll find a thoughtfully designed upper level with spacious bedrooms, including a luxurious primary suite featuring a spa-inspired ensuite and a large walk-in closet. A sizeable bonus room offers additional living space, complemented by a full bathroom and a conveniently located laundry room. The undeveloped basement presents endless possibilities to customize the space according to your family's needs. Backing onto green space, the home offers added privacy and a peaceful setting. Completing the property is a triple-car garage, providing ample parking and storage. The exterior showcases durable Hardie siding paired with elegant stone accents, delivering timeless curb appeal. Situated in a growing, family-friendly community with access to parks, green spaces, and upcoming amenities, this home offers the perfect balance of modern comfort and everyday practicality. Don't miss your opportunity to own a brand-new home in this exciting new neighbourhood.