



**826 Mandalay Link  
Carstairs, Alberta**

**MLS # A2296046**



**\$599,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,218 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Gentle Sloping, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Camera Doorbell

Don't let the word duplex fool you—this FULLY FINISHED McKee 2024 built BUNGALOW offers almost 2,250 sq ft of developed living space, a 5,000+ sq ft yard, and a truly standout covered OUTDOOR LIVING space rarely found in this style of home. From the moment you walk in, the OPEN CONCEPT main floor with 9' ceilings feels spacious and bright. The FUNCTIONAL floorplan is ideal for both everyday living and entertaining. The mudroom off the garage entrance features convenient MAIN FLOOR LAUNDRY and a WALK THROUGH PANTRY leading into the MODERN KITCHEN, complete with quartz countertops, ceiling-height cabinetry, and a full smart Samsung appliance package upgraded to include a gas range. The primary bedroom offers a 5-piece ensuite and a generous walk-in closet, while the second bedroom—currently set up as an office—is perfectly located at the front of the home beside a SECOND FULL BATH. Down the wide staircase, the FULLY FINISHED basement opens into a MASSIVE rec room with flexible space for a media area, games room, or family retreat. Two additional good sized bedrooms and a THIRD FULL BATH are tucked away for added privacy, and the large mechanical room provides excellent STORAGE options. The basement was completed by McKee with all the same finishes of the main floor for a cohesive design. One of the most impressive features of this home is the outdoor living space—step onto the 16' x 26' composite (Trex) deck covered by a structurally engineered gabled roof with exposed timbers, creating over 400 sq ft of comfortable outdoor entertaining space. If tech is your thing, you'll appreciate the smart appliances, the smart thermostat, the garage door app, and the wired doorbell camera. The high efficiency furnace paired with an HRV system will be

appreciated when the utility bills arrive. The yard is already beautifully established with MATURE columnar aspens, perennial plants and shrubs, maintenance-free METAL FENCING, and front flowerbeds ready to bloom each spring. The double attached HEATED GARAGE with a high ceiling adds even more value, offering plenty of room for storage or future built-in organization. Located in Mandalay Estates, this home is steps from the new Independent grocery store and the upcoming Shoppers Drug Mart, while backing onto a pathway system that leads to the community pond. Easy access to Hwy 2A (without crossing railroad tracks) makes commuting simple, and you're just minutes from Main Street businesses and the popular Carstairs Golf Course. Homes with this level of finish, space, and outdoor living are hard to find, especially at this price point—this one is well worth a look - it's like moving into a brand new build, with remaining New Home Warranty - without the pain of builders and landscaping! Extra bonus points for having the BEST NEIGHBOURS!