



GRASSROOTS
REALTY GROUP

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**700 Mandalay Link
Carstairs, Alberta**

MLS # A2198348



\$615,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,042 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

MOVE IN THIS JULY!! This exceptional detached home, designed by MARYGOLD HOMES, is located in the new and highly-desired community of MANDALAY ESTATES in Carstairs. Situated close to downtown and recreational spaces like the Carstairs Community Golf Course, Memorial Arena, and Campground, this property is also just a short distance from Hugh Sutherland School and a future retail development, with a grocery store located right within the subdivision. This home offers a capacious, open floor plan, boasting over 2000 SQFT of living space, 3 BEDS, and 2.5 BATHS, making it a flawless fit for families looking for a pleasant everyday living space. Luxury vinyl plank flooring on the main floor, and plush carpet on the upper floor, complemented by large windows that flood the space with natural light throughout add a touch of luxury and sophistication. The hardie-board exterior and attached double car garage give this property both a striking appearance as well as full practicality. The main floor is directly accessible from the garage via the mudroom. The walk-through pantry leads from the mudroom to the kitchen, which features a large central island with bar-style seating, stainless steel appliances, and soft-close hardware throughout. The full-height shaker cabinetry and quartz countertop combo provide both sufficient storage and an exquisitely sophisticated aesthetic. Adjoining the urbane kitchen is an inviting dining area with patio doors which lead outside to the sizable treated-wood deck and backyard. A capacious and welcoming living room comes complete with a mantle and tile-surrounded gas fireplace, perfect for family get-togethers. The upper level features three spacious bedrooms, with the master suite and two secondary bedrooms spaced away for optimal privacy. The master suite comes complete with oversized windows and an

astounding built-in walk-in closet with custom-shelving and plenty of storage space. The massive 5-pc ensuite features a glass shower, built-in soaker tub, vanity with dual sinks, and separate toilet access. The laundry room is also conveniently located on the second floor. Neighboring this space is a full 4-pc bathroom and sizable bonus room, ideal for quality family time. The two secondary bedrooms, each with separate built-in closets, complete the upper-level layout. The unfinished basement has 9-ft ceilings and rough-ins for a future bathroom - a notable and customizable add-on to suit a growing family's needs. ****PLEASE NOTE: Property is under construction; Estimated Completion: August 2025. Photos used in listing are of previously built home and are for illustration purposes only (same layout); exterior rendering is also only for reference/illustration purposes.****