



GRASSROOTS
REALTY GROUP

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709 Mandalay Avenue
Carstairs, Alberta

MLS # A2287159



\$599,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,135 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating: Forced Air

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

Welcome to this brand new, stunning 2-storey home backing onto green space in the highly desirable community of Mandalay! This beautifully designed residence features a bright and spacious main level, highlighted by a chef-inspired kitchen complete with a huge walk-in pantry, upgraded stainless steel appliances including a built-in oven, built-in microwave, and a premium gas cooktop. The open-concept layout flows effortlessly into expansive living and dining areas, perfect for entertaining, along with a versatile second living area/ office area and a convenient 2-piece bath. Upstairs, retreat to a spacious primary suite featuring a luxurious 5-piece ensuite. Two additional bedrooms, a full bathroom, and a generous bonus room complete the upper level, offering space and comfort for the whole family. Located just steps from Hugh Sutherland School, Mandalay Playground, Carstairs Community Golf Club, and all essential amenities, this home offers the perfect blend of comfort, convenience, and style. Don't miss your chance to experience the best of Mandalay living!