



**GRASSROOTS**

REALTY GROUP

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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.