



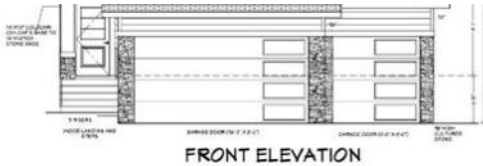
**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

711 Mandalay Avenue  
Carstairs, Alberta

MLS # A2295361



**\$690,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,468 sq.ft.	<b>Age:</b>	2027 (-1 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		

<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>	Brick, Concrete, Vinyl Siding, 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 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.