

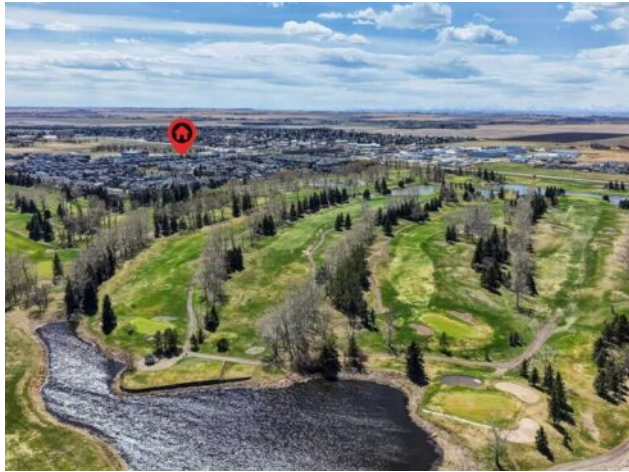


**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**811 Mandalay Link  
Carstairs, Alberta**

**MLS # A2305316**



**\$680,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,459 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, 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>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

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

**Inclusions:** N/A

Location, location, location! Skip the wait of new construction and move right into this nearly new home in the desirable community of Mandalay Estates. The grass is in, the yard is fully fenced, and it is ready for kids and pets to enjoy from day one. From the moment you step inside, you will be greeted by natural light, soaring high ceilings, and a bright open concept main floor. The dream kitchen features an abundance of cabinetry and stainless steel KitchenAid appliances, including a gas range upgrade, all with transferrable extended warranties for added peace of mind. The south-facing backyard floods this gathering space with sunshine, making it the perfect spot for family and friends. Cozy evenings are well covered with a gas fireplace in the main floor living room. A main floor den offers a quiet space to work from home or tackle homework, and a convenient half bath completes this level. From the kitchen, a walk-through pantry with enclosed cabinetry keeps things tidy and leads into a fantastic mudroom with built-ins and a large closet. The mudroom also connects directly to the triple car garage, which features high ceilings and a man door to the backyard. Upstairs you will find over 1,400 sq ft designed with the whole family in mind. Three bedrooms, two full baths, upper floor laundry, and a dedicated study area make daily life easy. Tray ceilings in both the primary bedroom and the bonus room add an elegant touch, and the bonus room is the perfect spot for movie nights around the second gas fireplace. The primary suite is tucked away at the front of the home and truly stands out, featuring an extra large walk-in closet with built-ins and an oversized 5-piece ensuite with a separate water closet. The unfinished basement offers high ceilings, a bathroom rough-in, and endless potential to make it your own. Take note of the extra details throughout the home. The

upgraded fireplace surrounds, the wainscotting, the worry free hardie board siding, as examples. There is so much to love about this great home! Mandalay Estates is a wonderful place to call home, with walking paths, a pond, a golf course, and a grocery store all within easy walking distance. A new Shoppers Drug Mart is coming soon, and the vibrant downtown area offers great shops and restaurants. Carstairs is an active, welcoming community with so much to offer. Come see this incredible home and discover everything this fantastic town has to offer!