



**706 Mandalay Link  
Carstairs, Alberta**

**MLS # A2311560**



**\$619,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,012 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Sump Pump(s), Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	N/A		

Welcome to this STUNNING New Home in Mandalay Estates! Built by Marygold Homes, this BRAND-NEW, beautifully designed SHOWHOME GRADE property offers over 2,000 SQ.FT. of thoughtfully planned living space, featuring 3 BED, 2.5 BATH, and an attached double-car garage, which is perfect for families seeking both comfort and functionality. Located in the highly-sought community of MANDALAY ESTATES in Carstairs, this property is close to local amenities including the Carstairs Community Golf Course, Carstairs Memorial Arena, and Hugh Sutherland School. Added convenience comes with a LOBLAWS GROCERY STORE, and an upcoming SHOPPERS DRUG MART, located right within the subdivision. Inside, the home features luxury vinyl plank flooring on the main floor and plush carpet on the upper level, complemented by large windows that fill the home with natural light. The main level includes direct access from the attached double-car garage into a functional mudroom with built-in bench and hooks. From here, a walk-through pantry leads into the stylish kitchen, complete with quartz countertops, full-height shaker cabinetry, STAINLESS STEEL KITCHEN APPLIANCES, soft-close hardware, and a central island with bar-style seating. Adjacent to the kitchen is a welcoming dining area with access to the spacious deck and backyard, perfect for entertaining. The bright and inviting living room features a tile-surround gas fireplace with mantle, creating a cozy space for family gatherings. A main-floor office (or flex room) provides additional versatility for working from home, or an extra living space. Upstairs, you'll find three spacious bedrooms thoughtfully separated for privacy, along with a convenient second-floor laundry room. The primary suite offers oversized windows, a capacious walk-in closet with built-in shelving, and an elegant

5-piece ensuite featuring a glass shower, soaker tub, dual-sink vanity, and separate water closet. A large, central bonus room and 4-piece bathroom complete the upper level. The home's exterior features durable HARDIE-BOARD SIDING, enhancing both curb appeal and longevity. The unfinished basement offers 9-foot ceilings, a SEPERATE SIDE ENTRANCE, and rough-ins for a future bathroom, providing excellent potential for future development. \*\*Photos shown are from previous project(s) (same/similar layout) and are for reference purposes only.\*\*