



**GRASSROOTS**  
REALTY GROUP

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**801 Mandalay Boulevard  
Carstairs, Alberta**

**MLS # A2314575**



**\$639,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,156 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Concrete Driveway, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn, No Back		

<b>Heating:</b>	High Efficiency, Electric, Fireplace(s), Forced Air, Humidity Control, 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>	Brick, Composite Siding, Concrete, Silent Floor Joists, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	80" TV and Mount in living room, 2 x Garage Opener Remotes		

\*\*\*OPEN HOUSE Saturday June 13th 12 - 3pm\*\*\* Welcome to this beautifully maintained and thoughtfully upgraded home in the growing community of Carstairs. Offering the perfect balance of small-town charm and modern convenience, this exceptional property is ideally located just a short drive from Calgary, with everyday amenities including grocery shopping and pharmacy services only minutes away. Situated on a spacious corner lot, the home boasts outstanding curb appeal with durable Hardie Board siding, professional landscaping, a fully fenced yard, central air conditioning, and an impressive tandem triple-car garage. Inside, the bright and modern interior is filled with natural light from large windows and showcases quality finishes throughout, including luxury vinyl plank flooring, quartz countertops, upgraded lighting, and a stylish electric fireplace. The chef-inspired kitchen features full-height cabinetry, upgraded stainless steel appliances, abundant storage, and a functional walk-through pantry. The open-concept layout seamlessly connects the kitchen, dining, and living areas, creating an ideal space for both everyday living and entertaining. A private main-floor den provides the perfect work-from-home office or quiet retreat. Upstairs, a sun-filled bonus room offers additional living space for movie nights, family gatherings, or a children's play area. The spacious primary suite features a walk-in closet and a luxurious ensuite complete with dual vanities, a deep soaker tub, and an oversized separate shower. Two additional bedrooms, a stylish four-piece bathroom, and a convenient laundry room with sink complete the upper level. The tandem triple garage has already been upgraded with a sub-panel and natural gas rough-in for a future heater. Many of the expensive post-possession upgrades often required with new construction have already been completed,

including fencing, landscaping, air conditioning, window coverings, and a storage shed. Carstairs offers an exceptional lifestyle with an 18-hole golf course, the Memorial Complex, skate park, playgrounds, walking paths, and numerous annual community events including Beef & Barley Days, the Pumpkin Festival, drive-in movies, and more. Experience peaceful small-town living while remaining conveniently close to CrossIron Mills, Costco, and Calgary's many amenities. This turn-key home truly has it all. Book your private showing today.