



GRASSROOTS
REALTY GROUP

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716 Mandalay Avenue
Carstairs, Alberta

MLS # A2318970



\$845,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,650 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: N/A

Experience the perfect blend of style, functionality, and location in this impressive brand-new WALK-OUT BUNGALOW by Marygold Homes. Featuring a TRIPLE CAR GARAGE, a FULLY FINISHED BASEMENT, and a desirable pond-backing setting, this home offers over 2,980 SQFT of total developed living space. Located in the sought-after community of Mandalay Estates, this newly built detached home enjoys close proximity to downtown Carstairs, the Community Golf Course, Memorial Arena, and Hugh Sutherland School. Residents will also appreciate being within walking distance of both a SHOPPERS DRUG MART and a LOBLAWS grocery store, conveniently situated within the subdivision itself. Enhancing the home's curb appeal and durability is a hardie-board siding exterior designed to withstand the elements while maintaining an attractive appearance. Upon entering, you'll find a thoughtfully designed main floor highlighted by 10-ft ceilings, vaulted ceilings in the kitchen and living room, 8-ft interior doors, CHROME PLUMBING FIXTURES, 2 bedrooms, and 2 full bathrooms. Entry from the TRIPLE CAR GARAGE leads through a practical mudroom/laundry room complete with built-in storage solutions and a UTILITY SINK. At the heart of the home is a chef-inspired kitchen designed for both everyday living and entertaining. Features include a large central island with storage on both sides and bar-style seating, STAINLESS STEEL KITCHEN APPLIANCES, quartz countertops, soft-close shaker cabinetry with pull-out drawers, a custom hood fan canopy, and a spacious walk-in pantry. A dedicated bar area with glass-front cabinetry adds an elegant touch while enhancing functionality. Flowing seamlessly from the kitchen are the dining area and living room, creating an open and inviting atmosphere. The living room is anchored by a custom

entertainment unit and a tile-surround gas fireplace, while a large transom window introduces abundant natural light and architectural appeal. Furthermore, the house comes with zebra-roller blinds installed. Step outside onto the Duradek Lino-finished deck, which includes a gas line and provides the perfect setting for relaxing, entertaining, or enjoying barbeque gatherings. The primary suite features large windows, a walk-in closet with custom shelving, and a private 4-piece ensuite featuring a dual-sink vanity, separate water closet, and a shower with a built-in bench. A second bedroom, an additional 4-piece bathroom, and a linen closet complete the main level. The FULLY FINISHED walk-out basement extends the home's living space with expansive windows, 9-ft ceilings, and 7-ft passage doors throughout. This level includes 2 additional bedrooms, a full 4-piece bathroom, a WET BAR, and a recreation area, providing excellent flexibility for guests, family members, or a home gym setup. This exceptional property presents a rare opportunity to own a brand-new bungalow that combines quality craftsmanship, thoughtful design, and a prime location. Don't miss the chance to make it yours.