



**629 Mandalay Link
Carstairs, Alberta**

MLS # A2319177

\$729,900



Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,406 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

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:	Open Floorplan		

Inclusions: N/A

This stunning, brand-new build by MARYGOLD HOMES offers over 2,400 sq. ft. of thoughtfully designed living space & comes complete with an attached TRIPLE-CAR GARAGE. Located in the desirable community of Mandalay Estates, this beautifully crafted 2-storey home is just minutes from the Community Golf Course, Memorial Arena, Hugh Sutherland School, & within walking distance to both SHOPPERS DRUG MART & the LOBLAWS grocery store conveniently located within the subdivision. The durable HARDIE-BOARD exterior provides both exceptional curb appeal & long-lasting quality & inside, you'll appreciate the functional layout designed for everyday living. Convenient garage access is provided through a spacious mudroom with built-in storage, leading directly into the kitchen via a WALK-THROUGH PANTRY. The chef-inspired kitchen is the heart of the home, featuring a large central island with storage on both sides, bar-style seating, STAINLESS STEEL KITCHEN APPLIANCES, soft-close shaker cabinetry with pull-out drawers, quartz countertops, & a custom hood fan canopy. The kitchen flows seamlessly into the dining area, where sliding patio doors lead to the large rear deck, complete with a gas line for effortless outdoor entertaining & summer barbecues. And adjacent to the dining area, the inviting living room is anchored by a beautiful tile-surround gas fireplace, creating a warm & welcoming space for everyday living & gatherings with family & friends. A versatile den/office on the main level provides the perfect space for working from home, studying, or creating a private retreat. Large windows throughout the home fill the space with natural light, while luxury vinyl plank flooring on the main level & plush carpet on the upper level provide the perfect blend of style & comfort. Upstairs, the spacious primary suite offers large windows, a

walk-in closet with custom shelving, & a beautiful 5-piece ensuite featuring dual sinks, a separate water closet, & a shower with a built-in bench. Two additional generously sized bedrooms, a full bathroom, & a central bonus room provide plenty of space for the whole family. The layout is thoughtfully designed to keep the primary bedroom nicely separated from the secondary bedrooms, providing added privacy & a quiet retreat. The upper-level laundry room completes the upper-level layout & adds everyday convenience & features built-in cabinetry, a utility sink, & a window that fills the space with natural light. The unfinished basement includes rough-ins for a future bathroom & 9-ft. ceilings, offering excellent potential for future development & the flexibility to customize the space to suit a growing family's needs. Don't miss the opportunity to make this exceptional home your very own! PLEASE NOTE: Home is under construction. Buyers have the opportunity to select interior selections -contact listing agent for more info. Photos shown are from similar/previous projects & are for reference only. Exterior rendering is also only for illustrative purposes.