



GRASSROOTS
REALTY GROUP

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**808 Mandalay Link
Carstairs, Alberta**

MLS # A2323853



\$529,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,221 sq.ft.	Age:	2023 (3 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Re		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: Tire Racks, TV Mount(s), Wall Lamps in Primary Bedroom

Welcome to this beautifully appointed semi-detached bungalow in the growing community of Carstairs. Built in 2023, this thoughtfully designed home offers 1,221 square feet of stylish main floor living with quality finishes throughout and the convenience of low-maintenance living. Step inside to discover 9-foot ceilings and luxury vinyl plank flooring that flows throughout the main level. The bright front bedroom provides the perfect space for guests or a home office. The open-concept layout is ideal for both everyday living and entertaining, featuring a spacious dining area and an inviting living room anchored by a gas fireplace with mantle. The kitchen is sure to impress with extended-height cabinetry, quartz countertops, a large central island and a convenient walkthrough pantry that connects directly to the spacious laundry and mudroom. Retreat to the primary bedroom, complete with a walk-in closet and a luxurious 4-piece ensuite featuring dual sinks. The partially finished basement offers additional flexibility with a completed music room, an abundance of extra space and bathroom rough-ins already in place, providing an excellent opportunity to expand your living space to suit your needs. Outside, enjoy the freshly landscaped yard that backs onto a pathway, creating a sense of openness and easy access to the community's extensive walking and biking paths. The backyard is partially fenced, separating the neighbouring attached property while maintaining a spacious feel. The double attached garage and concrete driveway provide ample parking, and with no sidewalk out front, you'll appreciate less snow shovelling in the winter months. Conveniently located just down the street from a brand-new grocery store and Shoppers Drug Mart and only minutes from restaurants, shopping, Carstairs Elementary School, and the Carstairs Community Golf Club. Surrounded by

parks, playgrounds, and pathways, this move-in ready home offers the perfect balance of comfort, convenience, and community living.