



GRASSROOTS
REALTY GROUP

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707 Mandalay Avenue
Carstairs, Alberta

MLS # A2328888



\$660,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,425 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Views		

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

Inclusions:	N/A
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Discover this thoughtfully designed home, built to impress with quality craftsmanship and modern finishes. The main floor welcomes you with a bright open-concept layout featuring a spacious family room with a fireplace, a well-appointed kitchen with a large island and walk-in pantry, and a generous dining/nook area that leads out to your future patio. A dedicated main-floor den offers the perfect space for a home office or quiet study. Upstairs, you’ll find three spacious bedrooms, including a stunning primary suite complete with a spa-inspired ensuite and a large walk-in closet. The upper level also features a sizeable bonus room, full bathroom, and a convenient laundry room designed for everyday ease. The basement remains undeveloped giving you the opportunity to customize the space to suit your family’s future needs. The house backs onto green space. A triple-car garage provides ample parking and storage. Exterior finishes include Hardie siding and elegant stone accents for timeless curb appeal. Located in a growing family-friendly community with access to parks, green spaces, and future amenities, this home blends modern comfort with everyday practicality. Secure your chance to own a brand-new home in an exciting new neighbourhood.