



GRASSROOTS
REALTY GROUP

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641 Mandalay Boulevard
Carstairs, Alberta

MLS # A2332056



\$724,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,415 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Insulated, Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Tile, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame, Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Sump Pump(s), Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Appliance allowance \$7, 500 Trail Calgary NE store. Front sod, one tree installed.

All photos for illustration only, all finishings to be confirmed. New home will be completed fall 2026. Open Spaces + Happy Faces in a Country Quiet Community. Spacious south backing lot (45' x 120') with a Brand new 2,415 sq.ft. two story with attached triple garage (28'6" x 26') and side access walk-up basement. Photos from previous home built. Bright, open plan with spacious main level dining nook, kitchen with island and walk-through pantry (wood shelving) to spacious mud room (wood bench + lockers), family room with built-in shelves and fireplace, private Work From Home Office, two piece bath and spacious front entry. Three bedrooms on the upper level including 15' x 13'7" Primary suite with raised tray ceiling and large walk-in closet (wood shelving), 5 piece Ensuite, bonus room with raised tray ceiling and fireplace, laundry room and 4 piece main bath. Bright undeveloped side walk-up basement has high efficiency mechanical, roughed-in bath plumbing, and large windows for lots of natural light. Will be nicely appointed with ceiling height cabinets, quartz counter tops, upgraded lighting, vinyl plank, tile + carpet flooring, wood shelving in all closets, upgraded James Hardie (Cobble Stone color) exterior and stonework (Ecostone Alpine Tundra color). Includes GST (rebate to builder), new home warranty, 16' x 8' rear deck (vinyl cover), front sod + tree, and \$7,500 appliance allowance. Great family community with school, park and pond nearby, recreation facilities, and a quick commute to Airdrie, Balzac Mall, Calgary, or hospital nearby at Didsbury. A little drive, a lot of savings! Estimated late fall 2026 possession. Photos for illustration and from previous builds.