



GRASSROOTS
REALTY GROUP

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**711 Mandalay Link
Carstairs, Alberta**

MLS # A2332689



\$799,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,469 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers		

Inclusions: Shelving in Furnace Room, Vacuum in Garage

Introducing 711 Mandalay Link in the heart of Carstairs—a fully upgraded, truly turnkey home where every detail has been thoughtfully finished, allowing you to simply move in and start enjoying life. Built by local builder Marygold Homes, this exceptional Birch model combines quality craftsmanship with timeless design, offering over three beautifully finished levels of living space. Featuring 4 bedrooms, 4 bathrooms, a spacious bonus room with soaring vaulted ceilings, upstairs laundry, and a triple attached garage, this home delivers the functionality today's families are looking for without compromising on style. From the moment you step inside, you'll notice the difference. Custom wainscoting adds warmth and character throughout, while luxury vinyl plank flooring extends onto the second level for both beauty and durability. The thoughtfully designed kitchen is as practical as it is stunning, featuring abundant pull-out drawers for effortless organization, warm designer lighting, and a layout built for everyday living and entertaining alike. Every closet has been upgraded with solid shelving—no wire shelving anywhere—adding another layer of quality that's rarely found. The finished basement continues the home's attention to detail, complete with high ceilings that create an open, welcoming feel and a built-in desk in the bedroom, making it an ideal space for working from home, studying, or hosting guests. Comfort and convenience have been prioritized throughout with upgrades including central air conditioning, a heated and fully drywalled triple garage, water softener, reverse osmosis drinking water system connected to the refrigerator, blackout window coverings, and countless thoughtful touches that make daily life just a little easier. Outside, the work has already been done. Enjoy a beautifully landscaped yard

complete with fencing, retaining walls, an upgraded concrete pad, and a covered rear porch that extends your living space outdoors—perfect for morning coffee, summer barbecues, or relaxing evenings after a day spent enjoying everything Carstairs has to offer. Finished with durable Hardie Board siding and showcasing showhome-quality finishes from top to bottom, this home offers the rare opportunity to purchase a nearly new property without the expense, time, or effort of completing landscaping, fencing, or post-possession upgrades. Located in the welcoming community of Carstairs, where small-town charm meets everyday convenience, you’ll enjoy excellent schools, parks, walking paths, local shops, and an easy commute to Airdrie and Calgary. This is the kind of home that doesn’t simply check boxes—it elevates everyday living. Move-in ready, meticulously upgraded, and built to impress—711 Mandalay Link is ready to welcome you home.