



GRASSROOTS
REALTY GROUP

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**805 Mandalay Boulevard
Carstairs, Alberta**

MLS # A2344435



\$639,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,166 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Tandem, Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Private, Rectangular Lot		

Heating:	High Efficiency, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Veneer, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Welcome to this impeccably well maintained and upgraded 2-storey home in the up and coming community of Carstairs. Offering approx. 2200 sq. ft above grade plus a fully developed basement. Situated on a spacious flat rectangle lot, this home boasts great curb appeal. A fully fenced yard, a rear poured concrete pad and raised deck make it perfect for those great BBQ evenings. Also enjoy the expansive front driveway with an impressive heated tandem triple-car garage. Inside, the bright and modern interior is filled with natural light from large windows and it showcases quality finishes throughout, including luxury vinyl plank flooring, quartz countertops, upgraded lighting, and a stylish electric fireplace. The modern kitchen features soft closing cabinetry, upgraded stainless steel appliances, abundant of storage, and a functional walk-through pantry. The open-concept layout seamlessly connects the kitchen, dining, and living areas, creating an ideal space for both everyday living and entertaining. A private main-floor office/den provides the perfect work-from home space. Upstairs, a sun-filled bonus room offers additional living space for movie nights, family gatherings, or a children's play area. The spacious primary suite features a walk-in closet and a luxurious ensuite complete with a double vanity, a deep soaker tub, and an oversized separate shower. Two additional bedrooms, a stylish four-piece bathroom, and a convenient laundry room with sink complete the upper floor. Additional living space in the basement includes a large guest/bdrm. , another 4-piece bathroom and a open living-rec room, Carstairs offers an exceptional lifestyle with an 18-hole golf course, the Memorial Complex, skate park, playgrounds and much more. Experience peaceful small-town living while remaining conveniently close to CrossIron Mills, Costco, and Calgary's many

amenities. This turn-key ready move in home has it all. Book your private showing today...don't let this one get away!