



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**822 Mandalay Boulevard
Carstairs, Alberta**

MLS # A2345747



\$699,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,352 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters		

Inclusions: NG Garage Heater, Air Conditioner Unit, Ring Doorbell & Cameras & TV Wall Mounts (Basement X2 Den X1)

There is a lot to be said about a newer home where many of the practical- but necessary upgrades are already in place! Built in 2023, 822 Mandalay Boulevard offers over 3300SQFT of developed living space, five bedrooms and a versatile layout spanning all three levels. The main floor features a dedicated office and a welcoming living room centred around the fireplace. The kitchen has everything today's household is looking for, with quartz countertops, a full stainless steel appliance package that includes a natural gas cooktop, and an eat-up island that naturally becomes part of everyday life. A walk-through pantry provides the storage every busy kitchen needs, while the adjoining mudroom offers a practical place to keep coats, shoes and daily clutter organized. Upstairs, the bonus room creates another comfortable place to relax, separate from the main living area. Three bedrooms are also found on this level, including a generous primary with a large walk-in closet and private ensuite. A designated laundry room keeps one more everyday task conveniently close to the bedrooms. The developed portion of the basement adds two more bedrooms and a large flex space ready to become a recreation room, home gym, play area or whatever best suits the next owner. A future bathroom remains unfinished, leaving the opportunity to complete it according to their needs. Central air conditioning, a natural-gas-heated triple-wide garage, EV-charging wiring, a roof-mounted Starlink dish and a natural gas line on the rear deck add comfort and convenience where it matters. This large lot is partially fenced and the Mandalay location places grocery shopping and other everyday amenities close by. For buyers who love the feel of newer construction but not the expensive list of extras that can come with it, this home already has many of the important boxes

checked and is ready for you. Contact your favourite local realtor to schedule a private viewing.