



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

707 Mandalay Avenue NW
Carstairs, Alberta

MLS # A2350179



\$659,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,422 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, See Remarks	Zoning:	R-1 SINGLE FAMILY
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Fridge , Built in Oven and Built in Microwave , Gas Counter Top Range , built in Dish Washer, Auto Garage doors with Built in Cameras and Remotes

" MOVE IN READY "and Welcome to Carstairs , this quality MKS built home, offers gracious living throughout for the whole family. Let s take a look as to what is included , All appliances are energy star qualified . Built in oven , Counter Top Range with a modern style range hood , a Fridge with a water dispenser (provides clean filtered drinking water) Built in dish washer in the Center Island ,with a double under counter stainless steel sink includes a goose neck faucet and a Built in micro wave oven. The center island provides clear space for comfort seating chairs . The center Island is prime space saver having plenty of drawers and shelves for the smaller appliances and pots or baking pans . The Center Island Top is Quartz. All Counter Tops and cabinets are capped with Quartz stone for durability and easy to clean. The Island finish makes a statement with a darker tone against the main white cabinets of the kitchen surround. Attached to the Kitchen area is the Sunburst Breakfast /Dining room with a walk out to a large deck . A lovely soft dining ambience combines the feature wall , with warm Pendant Lighting and a Large Sunburst window view of the pathway and green space. The Living room offers a central focal point of a Fire Place with a large deck atop with floating shelves and a shelf surround the actual fire place , creating a beautiful feature wall for all types of entertainment the whole family will enjoy. The second level offers a bonus room with a fire Place for those cozy days the family will enjoy. The 2nd level has a laundry room with a Quartz folding deck ,wet sink ,and a actual window to provide natural sun light. Master bed room offers a coffer ceiling , large window , walk in closet with organized wood shelves. The ensuite has double sinks with a quartz top and cabinets . A stand alone shower and a soaker tub to relax in . Finally the

ensuite has a water closet for those private moments. There in the master bed room , is a feature wall giving an aura of a peaceful feeling of relaxation and rest . The entrance has a large Foyer from the covered porch with a powder room and a double door closet . The foyer leads to another hall that includes an additional 2 door closet and into the mud room with access to the triple attached Garage .having auto door openers with built in cameras and remote controls. The Pantry is a walk thru to the kitchen with organized shelves. The neighbor hood has Schools nearby , parks . shopping , Golf , an arena with a walking deck , fitness center, and meeting rooms . This home backs onto green space and a walking /bike pathway , great for the whole family.