



**707 Mandalay Avenue
Carstairs, Alberta**

MLS # A2267812



\$690,000

Division: NONE

Type: Residential/House

Style: 2 Storey

Size: 2,425 sq.ft. **Age:** 2026 (0 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Triple Garage Attached

Lot Size: 0.13 Acre

Lot Feat: Back Yard, Backs on to Park/Green Space, Views

Heating: Forced Air

Water: -

Floors: Carpet, Tile, Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Concrete, Wood Frame

Zoning: R-1

Foundation: Poured Concrete

Utilities: -

Features: Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)

Inclusions: NA

Discover this thoughtfully designed home, currently under construction and built to impress with quality craftsmanship and modern finishes. The main floor welcomes you with a bright open-concept layout featuring a spacious family room with a fireplace, a well-appointed kitchen with a large island and walk-in pantry, and a generous dining/nook area that leads out to your future patio. A dedicated main-floor den offers the perfect space for a home office or quiet study. Upstairs, you'll find three spacious bedrooms including a stunning primary suite complete with a spa-inspired ensuite and a large walk-in closet. The upper level also features a sizeable bonus room, full bathroom, and a convenient laundry room designed for everyday ease. The basement remains undeveloped and backs onto a green space, giving you the opportunity to customize the space to suit your family's future needs. A triple-car garage provides ample parking and storage. Exterior finishes include Hardie siding and elegant stone accents for timeless curb appeal. Located in a growing family-friendly community with access to parks, green spaces, and future amenities, this home blends modern comfort with everyday practicality. Secure your chance to own a brand-new home in an exciting new neighbourhood. Floor plan images are for this property. Photos of finished interiors/exteriors are from a similar home by the builder to showcase quality and style. These images are for reference only and final finishes, layout, and features may vary from the completed home.