

# \$689,900 - 701 Mandalay Link, Carstairs

MLS® #A2209013

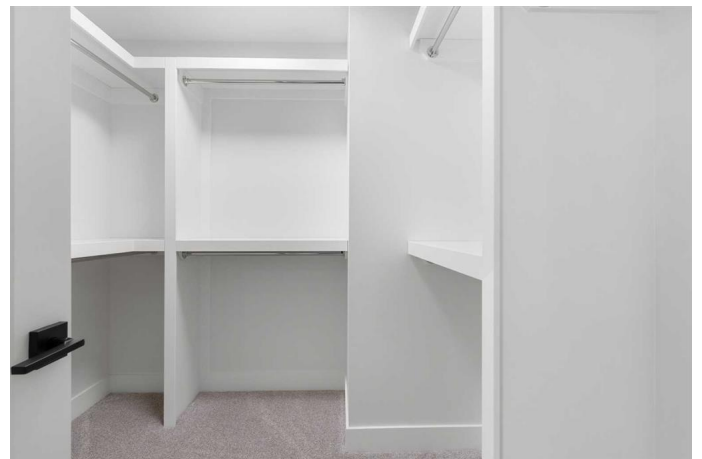
**\$689,900**

4 Bedroom, 3.00 Bathroom, 1,427 sqft

Residential on 0.12 Acres

NONE, Carstairs, Alberta

**MOVE IN THIS SEPTEMBER!!** This stunning detached BI-LEVEL home, designed by MARYGOLD HOMES, comes complete with a FULLY FINISHED BASEMENT & boasts over 2400 SQFT of living space. Located in the new & highly-desired community of MANDALAY ESTATES in Carstairs, this home is situated close to downtown & recreational spaces like the Carstairs Community Golf Course, Memorial Arena, & Campground, & is also just a short distance from Hugh Sutherland School (gr.5-12) & a future retail development, with a Loblaws grocery store located right within the subdivision. With a total of 4 BEDS & 3 BATHS alongside an open floor plan, this home is a flawless fit for those looking for a pleasant living space. Luxury vinyl plank flooring on the main floor & plush carpet in the basement, complemented by large windows that flood the space with natural light throughout add a touch of luxury & sophistication. The hardie-board exterior & attached double car garage give this property both a striking appearance as well as full practicality. The main floor, which features a TEN FOOT (10 ft) CEILING & EIGHT FOOT (8 ft) INTERIOR DOORS, is also VAULTED in the Living Room & Kitchen area. With a huge WALK-IN PANTRY accompanied by a large central island with bar-style seating, stainless steel appliances, & soft-close hardware throughout, the massive kitchen is as stunning & elegant as it is practical. The full-height shaker cabinetry & quartz countertop combo



provide both sufficient storage & an exquisitely sophisticated aesthetic. Adjoining the urbane kitchen is a centrally located, inviting dining area. A welcoming living room comes complete with a tile-surrounded gas fireplace, and also leads outside to the sizable treated-wood deck & backyard. The master-suite boasts oversized windows, an adjoining 5-pc ensuite featuring a glass shower, built-in soaker tub, dual sink vanity, separate water closet, as well as an astonishing built-in walk-in closet with custom-shelving & plenty of storage space. The secondary bedroom, spaced away from the master-suite for optimal privacy, is adjacent to the 4-pc bath, linen closet, & the laundry room (which also comes equipped with a utility sink, floor drain, & cabinetry), and completes the main level layout. The FINISHED BASEMENT features 9-ft ceilings, 7-ft doors & sizable windows (which are ABOVE GRADE LEVEL) as well as a 4-PC BATH, & 2 BEDS- each with OVERSIZED CLOSETS, with one room featuring an extended closet & the other featuring a walk-in closet. The MASSIVE REC SPACE, ideal for entertaining, family gatherings, or an at-home gym space, completes the lower level layout. \*\*PLEASE NOTE: Property is under construction; Estimated Completion: Mid-September 2025. BUYERS CAN CHOOSE INTERIOR COLOUR SELECTIONS (tiles, flooring, lighting, paint, etc.) at this time - contact listing agent for more info. Photos used in listing are of prior built homes & are for illustration/reference purposes only (same work quality).\*\*

Built in 2025

### **Essential Information**

MLS® #	A2209013
Price	\$689,900

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,427
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	701 Mandalay Link
Subdivision	NONE
City	Carstairs
County	Mountain View County
Province	Alberta
Postal Code	T0M0N0

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 5th, 2025
Days on Market	72
Zoning	R1

**Listing Details**

Listing Office	Quest Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.