

# \$611,000 - 709 Mandalay Avenue, Carstairs

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MLS® #A2265417

**\$611,000**

3 Bedroom, 3.00 Bathroom, 2,135 sqft

Residential on 0.13 Acres

NONE, Carstairs, Alberta

Welcome to this brand new, stunning 2-storey home backing onto green space in the highly desirable community of Mandalay! This beautifully designed residence features a bright and spacious main level, highlighted by a chef-inspired kitchen complete with a huge walk-in pantry, upgraded stainless steel appliances including a built-in oven, built-in microwave, and a premium gas cooktop. The open-concept layout flows effortlessly into expansive living and dining areas, perfect for entertaining, along with a versatile second living area/ office area and a convenient 2-piece bath. Upstairs, retreat to a spacious primary suite featuring a luxurious 5-piece ensuite. Two additional bedrooms, a full bathroom, and a generous bonus room complete the upper level, offering space and comfort for the whole family. Located just steps from Hugh Sutherland School, Mandalay Playground, Carstairs Community Golf Club, and all essential amenities, this home offers the perfect blend of comfort, convenience, and style. Donâ€™t miss your chance to experience the best of Mandalay living!



Built in 2025

## Essential Information

MLS® #                      A2265417

Price                        \$611,000

Bedrooms                3

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,135       |
| Acres          | 0.13        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 709 Mandalay Avenue  |
| Subdivision | NONE                 |
| City        | Carstairs            |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M 0N0              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance |
| Appliances        | Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator                                    |
| Heating           | Forced Air                                                                                                     |
| Cooling           | None                                                                                                           |
| Fireplace         | Yes                                                                                                            |
| # of Fireplaces   | 1                                                                                                              |
| Fireplaces        | Electric                                                                                                       |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Unfinished                                                                                               |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Private Entrance |
|-------------------|------------------|

|                 |                              |
|-----------------|------------------------------|
| Lot Description | Backs on to Park/Green Space |
| Roof            | Asphalt Shingle              |
| Construction    | Wood Frame                   |
| Foundation      | Poured Concrete              |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 17                 |
| Zoning         | R1                 |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|



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