

\$689,900 - 704 Mandalay Boulevard, Carstairs

MLS® #A2258188

\$689,900

3 Bedroom, 3.00 Bathroom, 2,392 sqft

Residential on 0.12 Acres

NONE, Carstairs, Alberta

Welcome to your new home! This exceptional, brand new, detached home located in Mandalay Estates, Carstairs is situated close to downtown and recreational spaces such as the Carstairs Community Golf Course, Memorial Arena, and Campground. This stunning two-storey property is also just a short distance from Hugh Sutherland School and a future retail development. Meticulously designed by Marygold Homes, this home offers a capacious, open floor plan, with 2392 square-feet of living space, 3 bedrooms, and 2.5 bathrooms making it a flawless fit for families looking for a pleasant everyday living space. Luxury vinyl plank flooring on the main floor, and plush carpet on the upper floor, complemented by large windows that flood the space with natural light throughout give the home a thoughtful, elevated, and elegant touch. The hardie-board exterior and an attached triple car garage add practical value to the property's striking appearance. The main floor is accessible from the spacious garage via the mudroom fully equipped with custom-built storage space. The mudroom leads directly into the kitchen which features a stunning walk-in pantry, large central island with bar-style seating, stainless steel appliances, and soft-close hardware throughout. The full-height shaker cabinetry and quartz countertop combo provide both sufficient storage and an exquisitely sophisticated aesthetic. Adjoining the urbane kitchen is an inviting dining area with large



patio doors that not only bring in an abundant amount of natural light, but also lead outside to the sizable treated-wood deck and backyard. A capacious and welcoming living room is adjacent to the dining room, complete with a mantle and tile-surrounded gas fireplace, perfect for family get-togethers. The in-home office space offers ample room and an elegant glass door for both privacy and productivity. The upper level features three spacious bedrooms, including the master suite complete with oversized windows and an astonishing built-in walk-in closet with custom-shelving and sufficient storage space. The massive 5-pc ensuite features a glass shower, built-in corner soaker tub and vanity with dual sinks. The laundry room, conveniently located on the second floor, comes complete with custom cabinetry. Neighboring this space is a built-in display cabinet and entertainment center as well as a separate built-in desk with custom shelving, a full 4-pc bathroom, and a super-spacious bonus room, ideal for quality family time. The two secondary bedrooms, each with separate built-in closets, complete the upper-level layout. The unfinished basement has rough-ins for a future bathroom - a notable and customizable add-on to suit a growing family's needs. **GST Rebate, if any, shall go to the seller. PLEASE NOTE: Photos used of are of the same/similar layouts or previous projects and are for reference and illustrative purposes only.**

Built in 2025

Essential Information

MLS® #	A2258188
Price	\$689,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	2,392
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	704 Mandalay Boulevard
Subdivision	NONE
City	Carstairs
County	Mountain View County
Province	Alberta
Postal Code	T0M0N0

Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile, Other
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard
Roof	Asphalt
Construction	Concrete, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 18th, 2025
Days on Market 51
Zoning R1

Listing Details

Listing Office Quest Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.