

# \$600,000 - 803 Mandalay Boulevard, Carstairs

MLS® #A2209276

**\$600,000**

3 Bedroom, 3.00 Bathroom, 1,904 sqft

Residential on 0.12 Acres

NONE, Carstairs, Alberta

**\*Open House May 4 from 11AM-2PM\***

Welcome to this beautifully upgraded 3-bedroom, 2.5-bath home offering just over 1900 SQFT of well-designed living space in the charming town of Carstairs—just 30 minutes north of Calgary! Enjoy the perfect blend of small-town peace with easy city access. The open-concept main floor showcases a mix of rich hardwood and tile flooring. The stylish kitchen features ceiling-height cabinetry, deep drawers, a large island, and premium, gently used appliances—carefully selected outside a standard builder package. A spacious walk-through pantry connects to a functional mudroom, and the oversized vanity in the powder room lends another refined finish to the space. Bright living and dining areas make the main floor ideal for everyday living or entertaining. Upstairs, a sunlit bonus room separates the private primary suite—complete with a 5-piece ensuite and generous walk-in closet—from two additional bedrooms. The upper-level laundry with built-in sink adds convenience. The sunny, south-facing backyard is partially fenced, landscaped, and set on a large lot. With an unfinished basement ready for your ideas and a triple attached garage, this home offers all the space you™ll need—now and for years to come. Located within walking distance to schools, groceries, and green space—and minutes from parks and the golf course—this is the perfect home for growing families or



quiet empty nesters!

Built in 2022

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2209276    |
| Price          | \$600,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,904       |
| Acres          | 0.12        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 803 Mandalay Boulevard |
| Subdivision | NONE                   |
| City        | Carstairs              |
| County      | Mountain View County   |
| Province    | Alberta                |
| Postal Code | T0M 0N0                |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 5                              |
| Parking        | Tandem, Triple Garage Attached |
| # of Garages   | 3                              |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings      |
| Heating           | Forced Air                                                                                         |
| Cooling           | None                                                                                               |

|                 |                  |
|-----------------|------------------|
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Electric         |
| Has Basement    | Yes              |
| Basement        | Full, Unfinished |

### **Exterior**

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Other                                       |
| Lot Description   | Back Yard, Landscaped, No Neighbours Behind |
| Roof              | Asphalt Shingle                             |
| Construction      | Brick, Vinyl Siding, Wood Frame             |
| Foundation        | Poured Concrete                             |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 8                |
| Zoning         | R1               |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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