$839,900 - 716 Mandalay Avenue, Carstairs

MLS® #A2254899

$839,900
4 Bedroom, 2.00 Bathroom, 1,650 sqft
Residential on 0.13 Acres

NONE, Carstairs, Alberta

Welcome to your new home! With an estimated completion date of early 2026, this stunning, brand-new, WALK-OUT BUNGALOW by Marygold Homes comes complete with a TRIPLE CAR GARAGE as well as a FULLY FINISHED BASEMENT, back onto the pond and features over 2980 SQFT of total living space. Thoughtfully designed, this brand-new detached home in Mandalay Estates is located just minutes from downtown Carstairs, the Community Golf Course, Memorial Arena, Hugh Sutherland School, and within walking distance to a Loblaws grocery store which is right in the subdivision. The property's durable hardie-board siding exterior adds both functionality and curb appeal. Inside, the main floor space features 10-ft ceilings, vaulted ceilings in the kitchen and living room, 8-ft interior doors, 2 bedrooms, 2 full bathrooms, and CHROME PLUMBING FIXTURES. The home offers convenient garage access through a mudroom/laundry room equipped with built-in storage and a UTILITY SINK. The chef-inspired kitchen includes a large central island with dual-side storage, bar-style seating, STAINLESS STEEL KITCHEN APPLIANCES, soft-close shaker cabinetry and pull-out drawers, quartz countertops, a custom hood fan canopy, and a walk-in pantry. A stylish bar with glass cabinetry adds both character and function, and completes the kitchen layout. The kitchen flows into the dining area and then living room, where an entertainment unit with a

tile-surround gas fireplace creates a warm and inviting space. A large transom window adds architectural charm and fills the room with natural light. From here, step out onto the deck which is finished with Duradek Lino and also comes equipped with a gas line, perfect for relaxing, entertaining, or barbeque get-togethers. The primary suite features sizable windows, a 4-piece ensuite which comes complete with a dual-sink vanity, separate water-closet, shower with built-in bench, and a walk-in closet with custom shelving. A second bedroom, 4-pc bathroom, and linen closet complete the main level. The fully finished walk-out basement adds on an ample amount of living space, with expansive windows, 9-ft ceilings, 7-ft passage doors, 2 additional bedrooms, a full 4-pc bathroom, and a large recreation areaâ€”ideal for guests, extended family, or a home gym. Don't miss the opportunity to make this home your very own! **GST Rebate, if any, shall go to the seller. PLEASE NOTE: Property is Under-Construction (Estimated Completion: January 2026). Photos used of are of the same/similar layouts or previous projects and are for reference and illustrative purposes only. The Exterior Rendering is for illustrative purchasers only. Purchasers can choose interior selections at this time (Contact Listing Agent for more info).**

Built in 2026

Essential Information

MLS® #	A2254899
Price	$839,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,650
Acres	0.13

Year Built	2026
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	716 Mandalay Avenue
Subdivision	NONE
City	Carstairs
County	Mountain View County
Province	Alberta
Postal Code	T0M0N0

Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3
Waterfront	Pond

Interior

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

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Yard
Roof	Asphalt

Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 7th, 2025
Days on Market	16
Zoning	R1

Listing Details

Listing Office	Quest Realty

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