

# \$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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