

# \$649,000 - 729 Mandalay Avenue Nw, Carstairs

MLS® #A2183500

**\$649,000**

3 Bedroom, 3.00 Bathroom, 2,216 sqft  
Residential on 0.12 Acres

NONE, Carstairs, Alberta

New price, NEWLY BUILT HOME COMPLETING CONSTRUCTION . This NEW Home offers an open floor plan on the main , with 9 foot ceilings , fire place in the Living room , Kitchen centre island , a Walk through Pantry to the Mud room and Garage door access to the Triple (3 bay)garage Insulated and drywalled.. included are Auto door openers with remote controls. Features of the kitchen are Quartz counter tops and centre Island with recessed and hanging lighting. All baths feature Quartz counter tops . Your Master bedroom has a walk in closet with organized wood shelves . The master bedroom features a raised tray ceiling with recessed lighting. furthermore the master bathroom has a double sink counter in quartz , a separate shower in quartz and a jetted tub for two .Your main Floor has a home office or den with a double door entry for privacy. Main entrance with a large Foyer that soars open to the top 2nd floor allowing for Sun bright lighting . This home offers larger windows through out. An attached Triple garage includes a man door into the home and offers -668' square feet of useable garage space . Second floor comes with a laundry room., plus a 19.7 foot wide Bonus room for home entertainment with your loved ones. Now is a good time to meet the builder and choose your interior Colors , carpet grade and appliances. The Carstairs community comes with two (2) grocery stores , Tim Hortons , Chinese and Thai food restaurant , in addition you have



The Villa Maria Italian classic dining restaurant ,our community is big in in sports offering many ball diamonds , a curling club , an Arena for on and off ice hockey and upper jogging track , weight training clubs and dance fitness clubs to name a few points of interest .All floor plans are accurate as shown and other photos of the city parks. Actual room photos are to illustrate similar finishing. Enjoy the dining and breakfast nook with a large sunburst window and a walk out door to the 15' foot deck . in closing we have the Carstairs community centre , a Heritage Club 55 plus , the Royal Legion and a farm market . OUR SCHOOL SYSTEM IS EXCELLENT FOR THE CHIDREN AND IS ABOVE THE CALL OF LEARNING MEETING THE NEEDS OF EACH CHILD. Backs on to a greenspace and pathway trails .

Built in 2024

### **Essential Information**

MLS® #	A2183500
Price	\$649,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,216
Acres	0.12
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	729 Mandalay Avenue Nw
Subdivision	NONE

City	Carstairs
County	Mountain View County
Province	Alberta
Postal Code	T0M 0N0

### **Amenities**

Parking Spaces	6
Parking	Concrete Driveway, Garage Door Opener, Triple Garage Attached, See Remarks
# of Garages	3

### **Interior**

Interior Features	Double Vanity, Jetted Tub
Appliances	Built-In Gas Range, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Washer, Washer/Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Appliances
Heating	Fireplace(s), Natural Gas, High Efficiency
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Level, Paved, See Remarks, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Wood Frame, Silent Floor Joists
Foundation	Poured Concrete

### **Additional Information**

Date Listed	December 13th, 2024
Days on Market	127
Zoning	RESIDENTIAL

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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