

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

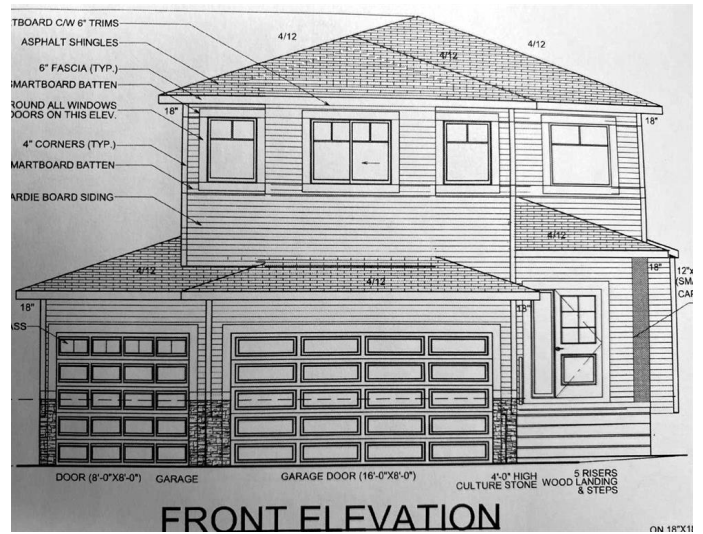
MLS® #A2183500

**\$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 Frosted glass 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	Triple Garage Attached, Concrete Driveway, Garage Door Opener, See Remarks
# of Garages	3

### Interior

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

### Exterior

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

### Additional Information

Date Listed	December 13th, 2024
Days on Market	146
Zoning	RESIDENTIAL

### Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

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.