

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

MLS® #A2226481

\$649,000

3 Bedroom, 3.00 Bathroom, 2,200 sqft

Residential on 0.12 Acres

NONE, Carstairs, Alberta

NOW READY FOR IMMEDIATE POSSESSION / NEWLY BUILT HOME . This NEW Home offers a concrete step entrance to a huge foyer and double closet ,an open floor plan on the main , with 9 foot ceilings , A fire place in the Living room ,with built in shelves and doors , a remote ceiling fan . The Kitchen features a sit down Centre island , double under counter stainless steel sink ,a Walk through Pantry to the Mud room ,and powder room , and a 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 pot lights 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 and a sit down edge in quartz and a jetted tub for two , And a water closet for that private moment , 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 upper top floor allowing for Sun bright lighting . Future family unit or the kids access as there is a side door entrance to both the lower level with upper access to the main floor . 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 with a floor drain , plus a 19.7 foot wide Bonus room and an multi colored electric light fire place 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 . Backs on to a greenspace and pathway trails .

Built in 2024

Essential Information

MLS® #	A2226481
Price	\$649,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,200
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, See Remarks, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Double Vanity, Jetted Tub
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Washer, Washer/Dryer, Built-In Gas Range, Built-In Oven, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Appliances
Heating	High Efficiency, Fireplace(s), Natural Gas
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, Lawn, Level, Paved, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Wood Frame, Silent Floor Joists
Foundation	Poured Concrete

Additional Information

Date Listed	May 31st, 2025
Days on Market	64

Zoning	RESIDENTIAL
--------	-------------

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.