

# \$659,000 - 727 Mandalay Avenue Nw, Carstairs

MLS® #A2251349

**\$659,000**

2 Bedroom, 2.00 Bathroom, 1,504 sqft

Residential on 0.12 Acres

NONE, Carstairs, Alberta

ALL New , THIS "NEWLY BUILT BUNGALOW " now UNDER CONSTRUCTION

Features 9 foot ceilings throughout on the main floor ( 3 )Three bedrooms or the ( 2 ) bed room plan , plus an Office . The home has 1505 square feet that offers the perfect space for the young couple or the a growing family or Retirees who downsize but still have room for visits from the kids or grand kids . This home offers an open concept with a living room floor to ceiling fire place for a cozy evening along with Heated floors in both the master ensuite and main bath. The features of the Kitchen is the kitchen Island with seating area and a built in dish washer , the breakfast nook has a walk out to a wood deck and private rear yard , buffering onto a park like setting with A PAVED PATHWAY BEHIND YOUR HOME TO WALK THE DOG ,BIKE RIDE , OR A HAND IN HAND WALK WITH YOUR PARTNER. Privacy for sure!

Stainless steel appliances with a built in oven and micro wave , includes a built in dishwasher , up right side by side fridge with water and ice dispenser , counter top cooking range with Stainless steel range hood .

Master bed room features a walk in closet with organized shelves and a 5 pc ensuite with a separate glass surround shower and a classic freestanding soaker tub OR YOUR CHOICE FOE A JET TUB FOR TWO and ALSO with a water closet for those private moments . In the home situated at the front entrance foyer, is your frosted double glass



door entry into your private Office or simply use as a Den or that 3rd bedroom An attached 24 x 24.4 oversized double wide garage with an EV rechargeable outlet for EV cars , also direct home access to the mud room and Laundry combination with the hall foyer closet Auto garage doors with AUTO door opener remotes . Lower level also has 9 foot ceilings and can be completed with an agreed design and cost approach suitable for both buyer and seller , This home is ready for A DECEMBER possession. New Sod will be installed in the yard .

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2251349    |
| Price          | \$659,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,504       |
| Acres          | 0.12        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 727 Mandalay Avenue Nw |
| Subdivision | NONE                   |
| City        | Carstairs              |
| County      | Mountain View County   |
| Province    | Alberta                |
| Postal Code | T0M 0N0                |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

## Interior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Counters, Walk-In Closet(s)                                                   |
| Appliances        | Built-In Oven, ENERGY STAR Qualified Refrigerator, Garage Microwave, Range Hood, Sealed Qualified Dishwasher |
| Heating           | High Efficiency, In Floor, Fireplace(s), Natural Gas, See Remarks                                            |
| Cooling           | None                                                                                                         |
| Fireplace         | Yes                                                                                                          |
| # of Fireplaces   | 1                                                                                                            |
| Fireplaces        | Gas                                                                                                          |
| Has Basement      | Yes                                                                                                          |
| Basement          | Full, Unfinished                                                                                             |



## Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Lighting, Private Yard                                          |
| Lot Description   | Level, See Remarks                                              |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Concrete, See Remarks, Silent Floor Joists, Stone, Vinyl Siding |
| Foundation        | Poured Concrete                                                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 25th, 2025 |
| Days on Market | 64                |
| Zoning         | residential       |

## Listing Details

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

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