



GRASSROOTS
REALTY GROUP

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729 MANDALAY Avenue NW
Carstairs, Alberta

MLS # A2226481



\$649,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,200 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, See Remarks, Triple Garage Attac		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Lawn, Level, Paved, See Remarks, Street Lighting		

Heating:	High Efficiency, Fireplace(s), Natural Gas	Water:	-
Floors:	Ceramic Tile, See Remarks, Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Concrete, Silent Floor Joists, Wood Frame	Zoning:	RESIDENTIAL
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Jetted Tub		

Inclusions: AUTO GARAGE OPENER AND REMOTES

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 offing 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 .