



**N/A, 727 MANDALAY Avenue NW
Carstairs, Alberta**

MLS # A2296731

\$686,000



FRONT ELEVATION

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,491 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Lawn, No Neighbours Behind, Other, Private, See Remarks, Street		

Heating:	High Efficiency, Fireplace(s)	Water:	-
Floors:	See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Manufactured Floor Joist, Other, Wood Frame	Zoning:	RESIDENTIAL
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: ALL APPLIANCES ; GARAGEDOOR OPENER WITH REMOTE

"NEWLY BUILT BUNGALOW" now under construction ; FEATURES an open concept Home having approximately just under 1500 square feet. Lets begin in the sleeping areas : A 2 BEDROOM Home, each bedroom has a WALK IN CLOSET and THE MASTER has a 5 PIECE ENSUITE with a water closet for those essential private moments. The Kitchen center Island is a focal point that transforms as the natural heart of the home for both cooking and socializing . A Built in dish washer and under counter double sink and a goose neck faucet ; with a well designed counter top in a white quartz . The Family room features a fire place offering comfortable warmth and relaxing hub . The Breakfast / dining nook has a walk out to a wood deck and a private yard . Beyond the yard is a foot and bike pathway to enjoy a family walk or within reach of groceries and Shoppers Drug Mart. The home offers stainless steel appliances in the kitchen a built in oven and micro wave, A gas counter top range with a stainless steel range hood ,and a sit down center island. The Master bedroom features a walk-in closet with organized shelves and 5 piece bathroom with a water closet for that essential private moment. There is an attached double garage with automated doors with remote controls, and with an access into the home .