



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**800 Mandalay Link  
Carstairs, Alberta**

**MLS # A2307016**



**\$629,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,384 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Aggregate, Double Garage Attached, Driveway, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in		

**Inclusions:** N/A

Don't miss out on this classy Custom Built McKee Bungalow. A large front entrance welcomes you into this beautiful home. The large bright and open floor plan has 9' ceilings, Luxury vinyl plank flooring and with the neutral colours throughout it has a warm, comfortable feeling. The kitchen has lots of storage space, a gas range, granite countertops and a sit up island. The spacious Living room has a gas fireplace and with its large windows it's very open and bright. . A good sized primary bedroom has a 5 piece ensuite and a large walk-in closet. Also on the main level there is a second good sized bedroom and 4 piece bathroom. The basement is wide open to develop, the way you want, it has roughed in plumbing. The Double attached garage is fully insulated and drywalled, EV plug is prewired and is plumbed in and ready for a gas furnace! Warranty provided is what the balance of the new home warranty program is.