



709 MANDALAY Avenue NW
Carstairs, Alberta

MLS # A2319109



\$595,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,135 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.13 Acre		
Lot Feat:	No Neighbours Behind, Private, See Remarks		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, See Remarks, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, See Remarks, Wood Frame	Zoning:	R-1 SINGLE FAMILY RESIDE
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	N/A		

Great value ,in this cute well built 2 story home , backs onto green space and , a walking or bike pathway . This newly built home is in an open concept . Featuring quartz counter tops , a center island with a "built in dish washer " ,under counter sink , with a sit down nestle up bar feeling , a goose neck faucet to rinse away This home offers a walk out to a wood deck from the breakfast /dine nook , a view of the park , green space and walking trails. The family room features a modern fire place with built cabinets . There is recess lighting throughout the home . Master bedroom has a walk in closet including organized shelves and the master comes with a tray ceiling , pot lights and main lighting , plus a feature wall design .The 5 peace master ensuite comes with a stand alone shower and soaker tub with a hand held shower wand , double sinks and quartz finish top, now for the private moment of a water closet that separates it all. There is 3 bedrooms and all have a organized walk in closets. Upper level laundry room is ready for your front end loaders capped with over head cupboards and a folding deck atop of the appliances. The double garage is drywalled and insulated , comes with Auto Door Openers , has home access into the mud room, includes sit down benches and organized coat racks and cabinet shelving. ALL APPLIANCES come in stainless steel .The home comes with a side door entrance for lower level access and the upper main level . The builder can complete the lower level upon a mutually agreed design to suit your needs and price. This is a desirable area of Carstairs ,with Presidents Choice foods, Shoppers Drugs, Co-OP food s , Sports arena , Parks and ball fields to name a few . Peaceful living in a community of a small town flavor ,dove tailed with churches and a community Center , senior clubs and a curling club in its own building and rec ... Take

a visit and see Carstairs that will certainly meet your needs.