

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

MLS® #A2251349

**\$659,000**

2 Bedroom, 2.00 Bathroom, 1,504 sqft

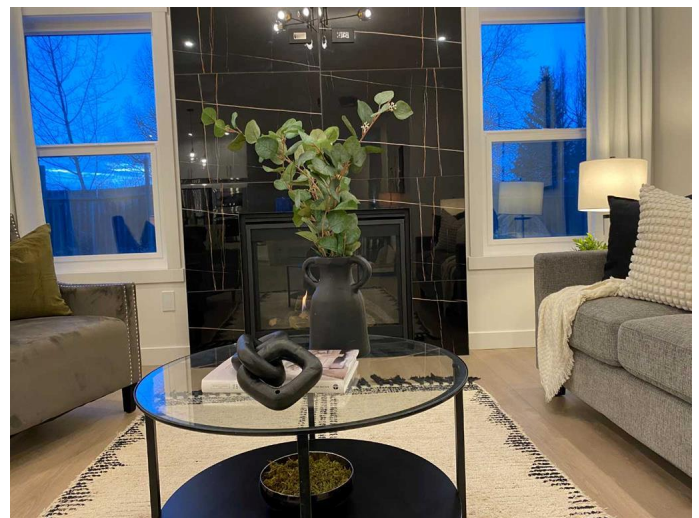
Residential on 0.12 Acres

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
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Parking Double Garage Attached  
# of Garages 2

## Interior

Interior Features High Ceilings, Kitchen Island, Counters, Walk-In Closet(s)  
Appliances Built-In Oven, Garage Control, See Remarks, Washer/Dryer, ENERGY STAR Qualified Appliances, Gas Water Heater  
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, Stone, Vinyl Siding, Silent Floor Joists  
Foundation Poured Concrete

## Additional Information

Date Listed August 25th, 2025  
Days on Market 1  
Zoning residential

## Listing Details

Listing Office CIR Realty

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