

# \$575,000 - 107 Monica Bay, Carstairs

MLS® #A2223850

**\$575,000**

4 Bedroom, 3.00 Bathroom, 1,249 sqft

Residential on 0.19 Acres

NONE, Carstairs, Alberta

Welcome to 107 Monica Bay!

This spacious 4-bedroom bungalow offers over 2,300 sq ft of developed living space, set on a large lot in a quiet cul-de-sac—and it comes with TWO garages!

Step onto the covered front porch and into a warm, inviting living room featuring a beautiful wood-burning fireplace with a maple mantle. The open-concept kitchen is a chef's dream with a 5-burner gas stove, new stainless steel dishwasher, and a large refrigerator.

The primary bedroom includes a walk-in closet and private ensuite, while the second main-floor bedroom is perfect for guests or a home office. A 4-piece bathroom with a walk-in tub and main-floor laundry add convenience and comfort.

Downstairs, you'll find a massive recreation room with built-in desks and storage, two additional bedrooms, and ample storage throughout the lower level.

Enjoy your beautifully landscaped backyard featuring a 20'11" x 11'7" covered deck with composite decking, gas BBQ hookup, and a private patio area—ideal for entertaining or unwinding.

Car enthusiasts and DIYers will love the



heated 20' x 35' detached garage/workshop with a separate storage room, in addition to the attached garage, offering ample parking, storage, and workspace.

Located in the welcoming community of Carstairs, you'll enjoy the best of small-town living with local amenities, schools, and parks—all just 40 minutes from Calgary. Whether you're raising a family, downsizing, or simply seeking a quieter lifestyle, Carstairs offers a peaceful pace without losing touch with city access. UPDATE AUGUST 2025: Attic insulation has just been upgraded to R77 Equivalent! Over \$5000 spent.

Call your favourite Realtor® today to schedule your private showing—this unique property won't last long!

Built in 1999

**Essential Information**

MLS® #	A2223850
Price	\$575,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,249
Acres	0.19
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	107 Monica Bay
Subdivision	NONE

City	Carstairs
County	Mountain View County
Province	Alberta
Postal Code	T0M 0N0

### Amenities

Parking Spaces	6
Parking	Double Garage Attached, Double Garage Detached
# of Garages	4

### Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Open Floorplan, Quartz Counters, Vinyl Windows, Closet Organizers, Crown Molding, Natural Woodwork
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Gas Stove
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Lighting, Private Yard, Storage
Lot Description	Back Yard, Back Lane, City Lot, Cul-De-Sac, Garden, Irregular Lot, Lawn, Pie Shaped Lot, Private, Yard Lights
Roof	Asphalt Shingle
Construction	Wood Frame, Stone, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 27th, 2025
Days on Market	75
Zoning	R-1

### Listing Details

Listing Office	RE/MAX iRealty Innovations
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