

\$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

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|----------------|----------------|
| Date Listed | May 27th, 2025 |
| Days on Market | 74 |
| Zoning | R-1 |

Listing Details

| | |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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