



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**107 Monica Bay  
Carstairs, Alberta**

**MLS # A2223850**



**\$575,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,249 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Double Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Cul-De-Sac, Garden, Irregular Lot, Lawn, Pie		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Natural Woodwork, Open Floorplan, Quartz Counters, Vinyl Windows		
<b>Inclusions:</b>	Chair lift		

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!

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