



**GRASSROOTS**  
REALTY GROUP

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**109 Monica Bay  
Carstairs, Alberta**

**MLS # A2243924**



**\$600,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,233 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

**Inclusions:** Desk in Basement, Some Furniture Negotiable

Welcome to 109 Monica Bay in Carstairs &mdash; a truly special home hitting the market for the first time! Tucked away in a quiet cul-de-sac, this property sits on an expansive 10,500+ sq ft pie-shaped lot, beautifully landscaped with gardens, mature trees, and a charming gazebo with built-in benches. The home features durable, upgraded Hardie Board siding and a double attached garage. Inside, you'll find a meticulously maintained interior with a spacious primary bedroom complete with a 3-piece ensuite and walk-in closet. The main floor also offers a second bedroom, a large living room with a cozy gas fireplace, a bright dining area, and main floor laundry for added convenience. The kitchen is functional and inviting, offering ample cabinet and counter space, an eating bar, and well-kept appliances&mdash;including a brand new fridge. Patio doors open to a covered deck overlooking the spectacular backyard, a true gardener's dream. Downstairs, the fully finished basement provides a generous family room, a large third bedroom, a full bathroom, and a designated office or desk space&mdash;perfect for working from home. You'll also find an oversized storage room with space for a deep freeze, and a utility area featuring a large hot water tank, a furnace recently serviced in 2024, a water softener, and even a utility sink. Whether you're a seasoned gardener or someone moving off the farm but still wants a big space to dig in the dirt, this backyard offers the perfect retreat. With its thoughtful layout, exceptional upkeep, and tranquil setting, this property must be seen in person to be fully appreciated. Or - maybe you want to build a second garage/shop? Don't miss your opportunity to make this oasis your own&mdash;book a showing with your favourite Realtor today, because this one won't last long!

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