



GRASSROOTS
REALTY GROUP

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**107 MONICA Bay
Carstairs, Alberta**

MLS # A2277960



\$564,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,245 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Open Floorplan, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Chairlift Negotiable		

Welcome to 107 Monica Bay, a well cared for 4-bedroom bungalow tucked away on a large lot in a quiet cul de sac, complete with two garages! From the covered front porch, step into a warm and inviting living room centred around a wood burning fireplace with a maple mantle, creating a cozy focal point for everyday living. The open and functional kitchen is designed for both cooking and connection, featuring a 5-burner gas stove, a newer stainless steel dishwasher, ample cabinetry, and a full-size refrigerator. The main floor includes a spacious primary bedroom with walk-in closet and private ensuite, a second bedroom ideal for guests or a home office, a 4-piece bathroom with a walk-in tub, and the added convenience of main-floor laundry. The fully developed lower level offers a massive recreation room with built-in desks and storage, two additional bedrooms, and generous storage throughout, making it perfect for families, hobbies, or flexible work-from-home space. Additionally, the Attic insulation has been recently upgraded to R77 equivalent. Outside, the beautifully landscaped backyard is made for relaxation and entertaining, featuring a covered composite deck with gas BBQ hookup, private patio area, and plenty of room to enjoy the outdoors. Car lovers and hobbyists will appreciate the heated 20' x 35' detached garage/workshop with a separate storage room, in addition to the attached garage, offering exceptional parking, storage, and workspace options. Situated in the welcoming community of Carstairs, this home offers small-town charm with schools, parks, and amenities close by, all while being just 40 minutes from Calgary. Whether you're raising a family, downsizing, or looking for a quieter pace without giving up city access, this property checks all the boxes.

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