

# \$600,000 - 109 Monica Bay, Carstairs

MLS® #A2243924

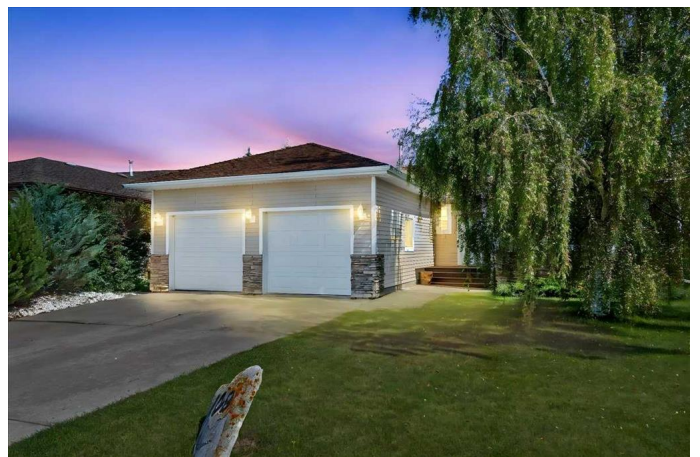
**\$600,000**

3 Bedroom, 3.00 Bathroom, 1,233 sqft

Residential on 0.24 Acres

NONE, Carstairs, Alberta

Welcome to 109 Monica Bay in Carstairs â€” 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 appliancesâ€”including a brand new fridge. Patio doors open to a covered deck overlooking the spectacular backyard, a true gardenerâ€™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 spaceâ€”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 youâ€™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"book a showing with your favourite Realtor today, because this one won't last long!

Built in 1997

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2243924    |
| Price          | \$600,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,233       |
| Acres          | 0.24        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 109 Monica Bay       |
| Subdivision | NONE                 |
| City        | Carstairs            |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M0N0               |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features                                                                                                                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Fireplace(s), Forced Air                                                                                                          |
| Cooling           | None                                                                                                                              |
| Fireplace         | Yes                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                 |
| Fireplaces        | Gas                                                                                                                               |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Finished, Full                                                                                                                    |

## Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                                                      |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Pie Shaped Lot, Treed |
| Roof              | Asphalt Shingle                                                                                           |
| Construction      | Composite Siding, Wood Frame                                                                              |
| Foundation        | Poured Concrete                                                                                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 49              |
| Zoning         | R-1             |

## Listing Details

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

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