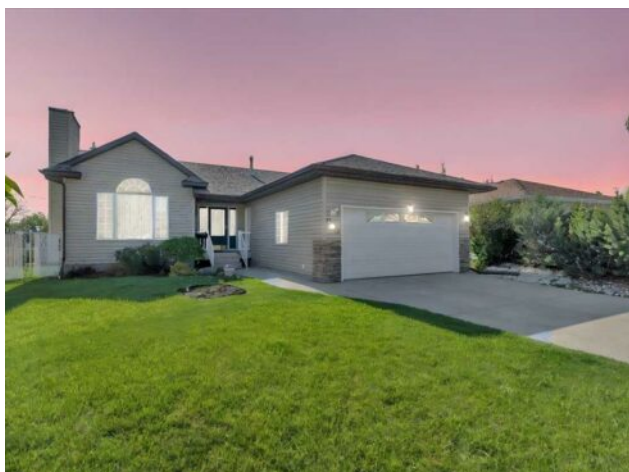


107 Monica Bay Carstairs, Alberta

MLS # A2223850



\$580,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,249 sq.ft.	Age:	1999 (26 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, City Lot, Cul-De-Sac, Garden, Irregular Lot, Lawn, Pie		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Natural Woodwork, Open Floorplan, Quartz Counters, Vinyl Windows		
Inclusions:	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. Call your favourite Realtor® today to schedule your private showing—this unique property won't last long!