

# \$625,000 - 109 Monica Bay, Carstairs

MLS® #A2243924

**\$625,000**

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	\$625,000
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**

<b>Interior Features</b>	<b>Built-in Features</b>
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Water Softener
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	2
Zoning	R-1

## **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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