

\$575,000 - 109 Monica Bay, Carstairs

MLS® #A2243924

\$575,000

3 Bedroom, 3.00 Bathroom, 1,233 sqft
Single Family on 0.24 Acres

N/A, Carstairs, Alberta

Price Reduction! Welcome to 109 Monica Bay in Carstairs – 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 – 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 – 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? Donâ€™t miss your opportunity to make this oasis your ownâ€”book a showing with your favourite Realtor today, because this one wonâ€™t last long! (id:6289)

Built in 1997

Essential Information

Listing #	A2243924
Price	\$575,000
Bedrooms	3
Bathrooms	3.00
Square Footage	1,233
Acres	0.24
Year Built	1997
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	109 Monica Bay
Subdivision	N/A
City	Carstairs
Province	Alberta
Postal Code	T0M0N0

Amenities

Amenities	Golf Course, Park, Playground, Schools, Shopping
Features	Cul-de-sac, Treed, Other, Back lane, Gazebo
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Water softener, Dishwasher, Stove, Dryer,
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	Freezer, Hood Fan, Window Coverings, Garage door opener
Heating	Other, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Composite Siding
Exterior Features	Fruit trees, Garden Area
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX iRealty Innovations



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