



**203 Clover Way  
Carstairs, Alberta**

**MLS # A2292899**



**\$299,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,154 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, No Neighbours Behind, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 290
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home, Open Floorplan		

**Inclusions:** n/a

Perfect for the first time home buyer or the ideal home for anyone looking for a low maintenance lifestyle....this one will be the one!! Welcome to 203 Clover Way Carstairs featuring this 3 bedroom condo Townhome that will check the boxes. Main floor boasts a wide open space with plenty of windows that welcomes the morning sun in the kitchen and at the end of the day you will enjoy your unobstructed view to the west of the beautiful sunsets. Kitchen with island, Stainless appliances that have recently been replaced, functional layout with plenty of cabinets and counter-space makes for the ideal set up. The island is a great spot for homework or a quick bite but you also have space for the table and chairs for family time and gathering. The living room is good for tv time and more family time. A handy 2 pce powder room is also on this level. Upstairs is where you will find the 3 bedrooms and the Primary has a walk-in closet with great built-ins making it easy to keep everything organized. The large windows in this bedroom will have you waking up to the view of the Rockies and also have the view of the sunsets at night. The other two bedrooms on the upper floor are of good size and there is a 4 pce. bathroom on this level too. The basement is where you will find a large rec area, laundry pair and utility space. Outside you have a cozy front veranda and 1 of your 2 parking stalls and at the rear you have a patio and the second parking stall. Conveniently situated across from plenty of visitor parking. There has been a refresh of paint and new flooring recently done to some areas in this home. Pets are allowed with restrictions. Yard and snow maintenance is included in the condo fees so you will have plenty of time to enjoy the things in life that make you happy!!