



**GRASSROOTS**

REALTY GROUP

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**703 Clover Road  
Carstairs, Alberta**

**MLS # A2297902**



**\$339,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,159 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neig		

<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>	Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows

**Inclusions:** NA

**\*\*NO CONDO FEES FOR 2026\*\*** Welcome to 703 Clover Road &ndash; a newly built, fully finished townhome that perfectly blends modern design, quality craftsmanship, and thoughtful functionality. Offering over 1590 sq ft of fully developed living space, this stunning two-story features 4 bedrooms and 3.5 bathrooms, making it ideal for young professionals, investors or families seeking extra space and comfort. Step inside and you&rsquo;ll be greeted by 9-foot ceilings, a bright and open layout, and stylish finishes throughout. The main floor features LVP flooring, numerous LED pot lights, and a beautiful kitchen with quartz countertops, high-gloss cabinetry, subway tile backsplash, and Whirlpool stainless steel appliances. The undermount sink with a pull-spray faucet and a convenient water line to the fridge add both elegance and practicality. Upstairs, you&rsquo;ll find a spacious primary suite complete with its own 3 pc ensuite and walk in closet, 2 additional bedrooms, a main 4-piece bathroom, and stacked laundry room for added convenience. All bathrooms feature quartz counters, undermount sinks, ceramic tile floors and walls, and comfort-height toilets. The fully finished basement expands your living space with a cozy recreation area, a custom dry bar with a mini fridge, an additional bedroom, and a full bathroom&mdash;perfect for guests, entertaining, or a home office setup. Additional highlights include a high-efficiency furnace and 50-gallon hot water tank. Outside, the home showcases Smartboard siding, and a decorative fiberglass front entry door. Large private concrete patio equipped with a gas line rough-in for easy summer BBQs. This home also includes two assigned parking stalls, and a low-maintenance lifestyle with monthly condo fees of \$290.25. This move-in-ready home combines modern design, energy efficiency, and functional living in a peaceful

Carstairs community &mdash; the perfect place to call home.