



**GRASSROOTS**  
REALTY GROUP

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**1103 Clover Close  
Carstairs, Alberta**

**MLS # A2305133**



**\$425,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	926 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Driveway, Single Garage Attached		
<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>	\$ 351
<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

**\*\*OPEN HOUSE EVERY SATURDAY AND SUNDAY 12-2PM VISIT SHOW HOME AT 904 CLOVER ROAD\*\*** Welcome to 1103 Clover Close. Brand-new, fully finished bungalow offering 1,658 sq ft of developed living space that perfectly blends modern comfort and thoughtful design. Built and finished by the builder, this home features 3 bedrooms, 2.5 bathrooms, a den, and an attached single garage &mdash; ideal for downsizers, first-time buyers, or those seeking convenient main-floor living. Inside, you&rsquo;ll find 9 ft ceilings, quartz countertops, LVP flooring, and stainless-steel appliances, all adding to the home&rsquo;s contemporary appeal. The main floor includes the spacious primary bedroom with 3pc ensuite and walk-in closet, laundry area, and a versatile den perfect for a home office. The fully developed basement expands your living area with 2 additional bedrooms, a full 4pc bathroom, and a spacious recreation room with built in dry bar. Throughout the home, you&rsquo;ll find elevated finishes such as &rdquo; baseboards, knock-down ceilings, LED pot lighting, high-efficiency furnace and tile work in all bathrooms. The exterior features Smartboard siding, stairs down to your private patio. Enjoy the ease of low-maintenance living with monthly condo fees of \$351.08, covering such items as exterior upkeep and common area maintenance. Stylish, functional, and move-in ready &mdash; this newly built bungalow offers exceptional value in a growing community with small-town charm and modern conveniences. **\*\*Pictures are from similar unit - actual colors may vary\*\***