



GRASSROOTS
REALTY GROUP

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**1402 Clover Link
Carstairs, Alberta**

MLS # A2262960



\$299,900

Division:	NONE		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,134 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Asphalt, Assigned, Off Street, Side By Side, Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 275
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: Dishwasher, Refrigerator, Washer/Dryer, Stove, Microwave Hood Fan, Window Coverings

Come take a look at this well-maintained 2-storey townhouse condo in Clover — a quiet, growing community where comfort meets convenience. Offering 1,134 sq ft of living space, this home features 2 spacious bedrooms, each with its own private ensuite, and 2 assigned parking stalls just steps from your front door. The bright, open kitchen includes stainless steel appliances, ample cabinetry, and a large island with seating for four. The living room boasts a north-facing picture window and opens to a private patio backing onto green space. The unfinished basement with roughed-in plumbing offers endless potential for customization — add a bedroom, office, or rec room to suit your needs. The Clover Complex features a landscaped courtyard, visitor parking, and is pet-friendly (with board approval, including small dogs). Enjoy easy access to walking paths right outside the complex. Don't miss your chance to own in one of Carstairs' most welcoming communities — book your showing today!