



GRASSROOTS
REALTY GROUP

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**1103 Clover Close
Carstairs, Alberta**

MLS # A2305133



\$425,000

Division:	NONE		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	926 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neig		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 351
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-

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 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 — ideal for downsizers, first-time buyers, or those seeking convenient main-floor living. Inside, you’ll find 9 ft ceilings, quartz countertops, LVP flooring, and stainless-steel appliances, all adding to the home’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’ll find elevated finishes such as 4” 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 — 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****