



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**604 Clover Road  
Carstairs, Alberta**

**MLS # A2212547**



**\$369,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,146 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Assigned, Side By Side, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 290
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** n/a

~~Showhome OPEN Saturday's, 11:30-2pm...Learn about Promo Pricing and Incentives for September purchases!!~~ There is so much value packed into this little bundle. Let's start upstairs where you will find a primary bedroom with ensuite, two additional bedrooms and another full bath, PLUS LAUNDRY! On the main floor you will enjoy your open concept living area featuring access to the rear patio, an island in the kitchen with built-in microwave. The FULLY FINISHED BASEMENT comes complete with an additional bedroom, bathroom and living room with bar. There's also connections for laundry in the basement. Check out the Virtual Tour for a 3D view of the property. Carstairs is an untapped rental market. Call now to secure your preferred unit today! POSSESSION READY NOW!