



GRASSROOTS
REALTY GROUP

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126 5 Street
Stirling, Alberta

MLS # A2218167



\$470,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,878 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Central, Natural Gas
Floors:	Carpet, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Central Vacuum, High Ceilings, No Animal Home, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	Residential
Utilities:	-

Inclusions: N/A

Welcome to this beautifully maintained 2012-built home that brings together modern design, functional space, and timeless character—perfectly tailored for family life and entertaining alike. Step into a thoughtfully designed open-concept main floor, where new vinyl flooring, contemporary finishes, and plenty of natural light set the tone. The kitchen, dining, and living areas blend seamlessly to create a warm, inviting space ideal for both everyday comfort and hosting with ease. Just off the main living area, you’ll find a half bathroom and a mudroom that leads directly into the home’s impressive two-car garage. With 12-foot ceilings, this garage offers exceptional potential for expanded storage, workspace, or even a lift system—a standout feature rarely found at this price point. Upstairs, the home offers three bedrooms, including a primary suite with a private ensuite. The two additional bedrooms are well-sized and share access to a full bathroom with a tub-shower combo—perfect for growing families or accommodating guests. The true highlight of the upper floor is the bonus room above the garage. This versatile space is designed for connection—whether as a family room, entertainment zone, or future home theatre, it’s the perfect place to gather and unwind. Downstairs, the finished basement features a cozy recreation area—ideal for a play space, reading nook, or small media zone—alongside two spacious bedrooms and a full bathroom, making it a great setup for teens, guests, or even a home office. Outside, the spacious backyard is built for making memories, featuring a built-in trampoline and a covered back porch that invites evening barbecues and summer gatherings. Whether it’s hosting friends or enjoying a quiet night under the stars, this outdoor space offers year-round appeal.

Finished with stucco siding, charming shutters, and a cheerful pastel yellow exterior, the home has fantastic curb appeal. And with its ideal location just minutes from Lethbridge, you get the best of both worlds—peaceful suburban living with quick city access. This home is a rare blend of modern style, practical design, and welcoming charm—ready to support your family’s next chapter.