



GRASSROOTS
REALTY GROUP

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

**245 6 Street
Stirling, Alberta**

MLS # A2247496



\$539,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,358 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Composite Siding
Foundation:	Poured Concrete
Features:	Built-in Features, Storage

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

Inclusions: Fridge, Stove, Dishwasher, Microwave, oven, Washer, dryer, Hood fan, Standup deep freezer, Shed, Theatre seats, Projector, Receiver, Screen, garage heater

Welcome to this STUNNING family home in the charming village of Stirling, just 20 minutes from Lethbridge! Situated on a beautifully landscaped corner lot with fantastic curb appeal, this property offers everything your family needs—and more. Inside, you'll find rich hardwood floors, a cozy natural gas fireplace, and a bright, open-concept kitchen perfect for entertaining. The main-floor office features elegant wainscoting for a touch of classic charm. With four spacious bedrooms and three and a half bathrooms, there's room for everyone to spread out comfortably. The upstairs boasts a large bonus room and generously sized bedrooms, including a luxurious master retreat with a soaker tub, walk-in shower, and walk-in closet. The basement is fully finished and features a dedicated theatre room with theatre seating, a projector, and a screen—perfect for movie nights! Convenient touches like a back mudroom with built-in bench, cabinetry, and hooks make daily life a breeze. Step outside to enjoy a new deck off the primary bedroom, a large fenced yard, garden area, and a spacious garden shed. Hardiboard siding adds long-lasting durability, and there's plenty of off-street parking plus a heated, double attached garage. All this just a short walk from the Stirling pool and park—a true gem in a peaceful setting! Call your REALTOR® and get in to see it today!!