



GRASSROOTS
REALTY GROUP

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217 6 Avenue
Stirling, Alberta

MLS # A2273796



\$689,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,811 sq.ft.	Age:	2011 (15 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.44 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Standard Shaped Lot, Underground Sprinkler		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Fridge, stove, hood fan, dishwasher, bidet.		

A Beautiful Family Home in the village of Stirling! This custom built home features 9' ceilings up and down, a large tiled mud room shared by both the front entrance and the garage, a MASSIVE pantry, a wood-burning fireplace that takes up to 30" logs and can pump heat down into the basement, a built-in granite computer desk in the living room, a conveniently placed 3 piece bathroom from the garage and a laundry room just off the kitchen, a large downstairs family room great for teenage get-togethers or family gatherings, a natural gas heated garage with sturdy built-in storage shelves, a perfect front porch that faces southwest and a view of Chief Mountain and the Rockies, and so much more! With 3 bedrooms up and 4 bedrooms down, an open living–kitchen–dining area, and a large front and back yard to enjoy, this home is perfect for a family looking to enjoy the Community of Stirling. Come check it out!