



**206 6A Street
Stirling, Alberta**

MLS # A2114934



\$769,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,778 sq.ft.	Age:	2017 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Heated Garage, Insulated, RV Acc		
Lot Size:	0.51 Acre		
Lot Feat:	Corner Lot, Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: all a/v equipment(control 4 system, THX speakers, projector, racking, components), ALL TV'S & MOUNTS, central vac attachments, zero turn lawn mower....Note: More than \$100k spent on A/V equipment in this home.

BEAUTIFUL TWO STOREY SPLIT HOME IN THE VILLAGE OF STIRLING! This 2017 custom built 2 storey split home with triple car garage featuring more than 4400 square feet of developed interior space sits on a half acre of land and is fully fenced and landscaped with underground sprinklers, RV parking with gates, and an outdoor basketball court! Sellers are even including the zero turn lawn mower! Inside, you'll find a fantastic open plan with laminate flooring on main and high vaulted ceilings! Main floor features living room with floor to ceiling brick surround of the natural gas fireplace and large windows that adorn the rear of the home. Gourmet Kitchen has a beautiful design and features quartz counters & stainless steel appliances including a large built-in gas range. There is also a huge island with apron sink and a large pantry with upright freezer included.! Dining room has sliding glass doors to covered deck out back. Main floor also has primary bedroom with fantastically appointed 5 piece ensuite that features separate soaker tub and tiled shower. Walk-in closet has the perfect set up for all your clothes and shoes. Entry to triple car heated garage is also on the main and there is a mud room with 4 large cubby lockers for all your gear. Laundry room is also on the main and washer & dryer are included. Main floor also features an office just off the entry with sliding barn door. In-ceiling speakers are throughout this home and are part of the control 4 system that operates all the audio & video equipment. Upper level has a nice size bonus room, 2 bedrooms with custom built-ins, a jack and jill 4 piece ensuite in between, and a storage/play room. There is even a secondary office area on the landing that would be perfect for home work stations. Basement is fully developed with large family room with true theatre surround sound from THX certified speakers. There is also a

separate theatre room for movie nights with 9.2 channel THX certified surround and a Panasonic HD projector. Basement also has a 4th bedroom, a proper gym with rubber flooring, and a 3 piece bath with tiled shower! OVER \$100K IN A/V EQUIPMENT INCLUDED WITH THIS HOME INCLUDING ALL THE TV'S!...The 40x28 heated garage even includes a tiled dog wash station for the family pet! Home has conveniences of central a/c, central vac, dual zone furnace, & tankless hot water. This might just be the ultimate family home to enjoy in the village of Stirling just 20 minutes away from Lethbridge on divided highway. Call your favourite Realtor to view!