



**GRASSROOTS**  
REALTY GROUP

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441 Hartley Avenue  
Stirling, Alberta

MLS # A2208653



**\$735,500**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,566 sq.ft.	Age:	2009 (16 yrs old)
Beds:	5	Baths:	4
Garage:	Garage Faces Side, Gravel Driveway, Off Street, RV Access/Parking, Triple G		
Lot Size:	1.28 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Irregular Lot, Landscap		

Heating:	High Efficiency, Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	32-6-19-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Bathroom Rough-in, Ceiling Fan(s), Chandelier, Closet Organizers, French Door, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Storage, Sump Pump(s), Vinyl Windows		
Inclusions:	Fridge, stove, dishwasher, otr microwave, water storage, window coverings, ride on mower,		

If you have been looking for the biggest bang for your buck then you will want to come check out this beautiful 2 story home in Stirling, Ab. Just 20 mins from South Lethbridge, this 4,566 sq ft home is sure to impress from the moment you walk in. The grand entry way gives way to an oversized office and a formal dinning room on the other side. Walk on through and you will reach the massive kitchen that is open to the breakfast nook and main floor living room. It's bright, spacious and open and oh my, the counter space - love it. But wait till you go upstairs! Here you will realize how spacious this home is with over 2,600 sq ft of living space on this floor alone. 4 bedroom, 3 full bathrooms, the laundry room, and a family/rec room that is as large as a small home - all on one level. I'll let you come check out the unique design that is great for families on this one. All this, and there is still more space in the Basement. Downstairs offers more spacious living with an additional finished bedroom and a space that could be developed into another bedroom or two with a bathroom. Did we mention that there is a triple car garage with three 10ft doors and 15 ft ceilings inside? Because there is! It is over 1090 sq ft of attached garage space! Outside, you could even build another triple garage and still have fun on this 1.28 acre lot. The yard is even fully fenced. The list goes on and on, but you will just have to come see for yourself.