



GRASSROOTS
REALTY GROUP

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**205 6A Street
Stirling, Alberta**

MLS # A2211320



\$850,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,888 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	1.22 Acres		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-L
Foundation:	ICF Block	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener(s) & remote(s), blue wooden lockers

Welcome to this INCREDIBLE family home in the peaceful community of Stirling, Alberta—offering space, comfort, and thoughtful construction on a sprawling 1.22 acre lot filled with mature trees and endless potential for outdoor living!! Built with ICF (Insulated Concrete Forms) all the way to the roofline, this home offers superior insulation that helps block outside noise and keep utility costs impressively low. Inside, you’ll be greeted by soaring vaulted ceilings that create a grand and airy feel on the main level! The spacious kitchen and dining area are perfect for entertaining or family meals, and they flow seamlessly out to a back deck ideal for BBQs and relaxing evenings. The primary bedroom is a beautiful retreat, complete with a generously sized en suite designed for two. A second bedroom on the main floor offers flexibility—it’s perfect as a guest room, nursery, or home office. Downstairs, the fully finished basement features a massive open family room, three more large bedrooms, and a full bathroom—making it ideal for teens, guests, or additional living space. Outside, the park-like yard offers room for kids to run, basketball to be played, gardens to grow, or family gatherings to host under the shade of mature trees. There are raised garden beds, raspberry canes, canal access, and plenty of space for playsets and trampolines. With its functional layout, high-end construction, triple attached garage, and peaceful rural setting just 20 minutes from the city of Lethbridge, this home is a must-see for families looking to spread out and enjoy all that small-town living has to offer! Call your REALTOR®; you don’t want to miss it!