



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

245 6A Street
Stirling, Alberta

MLS # A2342512



\$622,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,748 sq.ft.	Age:	2009 (17 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Corner Lot, Low Maintenance Landscape, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Pantry, Sauna, Steam Room, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Call seller directly

Click brochure link for more details. Welcome to this beautifully appointed bungalow, offering an ideal blend of comfort, space, and elevated everyday living. With 6 bedrooms and 3 bathrooms, there is plenty of room for the whole family, guests, and everything in between. The main floor welcomes you with impressive 10 ft ceilings, abundant natural light, and a spacious living room featuring a vaulted ceiling and gas fireplace. The kitchen is designed with family and entertaining in mind, featuring a breakfast bar and pantry, while the spacious primary bedroom offers a 4-piece ensuite and the convenience of his-and-hers walk-in closets. The fully developed basement provides even more room to relax, gather, and enjoy, complete with 9 ft ceilings, a cozy gas fireplace surrounded by built-in cabinetry, and a private sauna for a touch of everyday luxury. Central A/C keeps the home comfortable through the warmer months, while the tankless hot water system offers added efficiency and convenience. Outside, enjoy a large deck perfect for summer barbecues, morning coffee, and family gatherings, along with a double attached garage. Situated on a corner lot with partial landscaping and close to a playground, public swimming pool, and picnic area, this home offers the space, amenities, and lifestyle to grow into for years to come.