

\$789,900 - 206 6a Street, Stirling

MLS® #A2203463

\$789,900

4 Bedroom, 4.00 Bathroom, 2,778 sqft
Residential on 0.51 Acres

NONE, Stirling, Alberta

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, double gate access for RV or large vehicle, 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. East facing backyard has house blocking the west wind so you can actually enjoy your deck! 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/family 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 & mirrors, 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!

Built in 2017

Essential Information

MLS® #	A2203463
Price	\$789,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,778
Acres	0.51
Year Built	2017
Type	Residential

Sub-Type	Detached
Style	2 Storey Split
Status	Active

Community Information

Address	206 6a Street
Subdivision	NONE
City	Stirling
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 2E0

Amenities

Parking Spaces	9
Parking	Concrete Driveway, Garage Door Opener, Heated Garage, Insulated, RV Access/Parking, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound, Tankless Hot Water
Appliances	Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Basketball Court, Private Yard
Lot Description	Corner Lot, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 18th, 2025
Days on Market	13
Zoning	R-L

Listing Details

Listing Office	REAL BROKER
----------------	-------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.