

\$399,900 - 217 1 Street, Irricana

MLS® #A2104172

\$399,900

4 Bedroom, 3.00 Bathroom, 1,185 sqft

Residential on 0.15 Acres

NONE, Irricana, Alberta

Your dream 4-bedroom plus den, air-conditioned haven awaits in the charming town of Irricana! Picture waking up to nature's beauty daily and lounging on your expansive veranda. This custom bi-level is strategically located across from Founders Park, providing a scenic backdrop for your everyday adventures. Upon entering, tall ceilings welcome you, leading to a spacious, open kitchen where your inner chef can shine amidst abundant cabinets, a roomy island, and stainless-steel appliances. The well-designed layout upstairs eliminates wasted space, with a versatile bonus room that adapts to your lifestyle – be it an entertainment room, playroom, reading nook, teen hangout, or home office. The upper level also boasts a convenient laundry room / half bath combo, and 2 bedrooms, including a luxurious primary bedroom with its own south-facing closed-off deck. This isn't just a deck; it's practically an additional room inviting you to savor morning coffee in the sunshine or unwind with a good book and a gentle breeze. Downstairs, discover a spacious family room, 2 bedrooms, a den, 3pc bath, cold storage room and HUGE crawl space storage. With OVER 2,000 square feet inside, ample front and rear space, custom closet storage dividers, a heated single detached garage, and RV parking; this home has all the room your growing family needs. Move-in ready allowing you to focus on creating lasting memories. This beautiful home offers the



peace and tranquility of peaceful Irricana and is conveniently located within walking distance to parks, shops, and the Irricana Recreational Center (seasonal events, rodeo, easter, parades etc). Easy drive: Just 20 mins to Airdrie, 30 mins to Balzac and 35 minutes to North Calgary. Updates over the past 10 years include: Roof Shingles (35 year), HE Furnace, Electrical and Plumbing fixtures, Deck, Railings, and Fences. Donâ€™t miss out â€“ book a viewing today and make this exceptional property your new home! Seller Accepts Bitcoin And Other Cryptocurrencies. Special offer: Seller Says Buy This House, And We'll Buy Yours* (terms and conditions apply).

Built in 1990

Essential Information

MLS® #	A2104172
Price	\$399,900
Sold Price	\$401,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,185
Acres	0.15
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	217 1 Street
Subdivision	NONE
City	Irricana
County	Rocky View County

Province	Alberta
Postal Code	T0M 1B0

Amenities

Parking Spaces	3
Parking	Driveway, Heated Garage, RV Access/Parking, Single Garage Detached

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Skylight(s), Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 29th, 2024
Date Sold	February 6th, 2024
Days on Market	8
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
----------------	------------------------

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.