

\$389,900 - 620 Madison Drive, Irricana

MLS® #A2105300

\$389,900

4 Bedroom, 3.00 Bathroom, 1,106 sqft

Residential on 0.15 Acres

NONE, Irricana, Alberta

Welcome to Irricana! Discover the charm of small-town living just outside bustling Calgary & Airdrie with this charming family home! Nestled in a serene and tranquil community, this home exudes a warm and inviting atmosphere from the moment you step inside. The expansive front entryway with an open railing leads you to the spacious living room, bathed in the morning sun through an abundance of windows.

The well-appointed kitchen seamlessly connects to the dining room, creating an ideal space for hosting gatherings. Two comfortable bedrooms, accompanied by a 4 pc bath, offer cozy retreats. The main floor culminates in a master bedroom with a 3 pc ensuite for added convenience.

Venture downstairs to discover a generously sized recreation room, an office space flooded with natural light, and a spacious fourth bedroom, all featuring sunshine windows. A 4 pc bath and laundry room with BRAND NEW WASHER & DRYER, complete the lower level.

Step into the sunroom and experience year-round enjoyment of the west-facing backyard, perfect for relaxing and unwinding. The sizable fully fenced backyard, complemented by an over-sized single-car garage with electric heat, provides ample parking along the side of the house, with enough space for RV parking.



Embrace the opportunity to make this your family's home today and savor the tranquility and charm of small-town living. Call today!

Built in 1993

Essential Information

MLS® #	A2105300
Price	\$389,900
Sold Price	\$385,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,106
Acres	0.15
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	620 Madison Drive
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M 1B0

Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Additional Parking, Asphalt, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, RV Access/Parking, Single Garage Detached, Workshop in Garage

Interior

Interior Features	Central Vacuum, Laminate Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave,

	Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Lawn, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Asphalt, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 7th, 2024
Date Sold	March 7th, 2024
Days on Market	28
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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