

\$430,000 - 217 6 Street, Irricana

MLS® #A2111163

\$430,000

3 Bedroom, 3.00 Bathroom, 1,074 sqft

Residential on 0.21 Acres

NONE, Irricana, Alberta

Nestled in the serene community of Irricana, this fully developed bi-level home offers a tranquil retreat just a short drive from both Airdrie and Calgary. Boasting four bedrooms, three bathrooms and over 2,100 SqFt of living space! Numerous upgrades throughout this charming home include A NEW ROOF IN 2023, new kitchen appliances, fresh paint, new home security system, tankless water heater, a fully renovated ensuite bathroom, and central air conditioning - just to name a few. The massive driveway and RV pad offer ample space for extra parking and room to build your future dream garage. Situated on a generously sized lot measuring 75x120, this property boasts an expansive yard that backs onto a picturesque field, providing unparalleled privacy and stunning views of the surrounding skyline and rolling hills. Inside, this open-concept residence features a spacious layout perfect for modern living. On the main level, discover three inviting bedrooms, a full bath, a contemporary ensuite, and a welcoming family room that seamlessly transitions into a large kitchen with an adjoining dining area. Just off the dining area is access to your private deck and backyard oasis. The lower level offers even more thoughtful living space. Two massive flex areas create endless possibilities - home gym, office space, theatre room, expansive primary retreat with the attached ensuite, the list goes on! Completing the lower level is the laundry / utility room with plenty of room for additional



storage. Whether you're spending time with family and friends inside or unwinding on the deck and enjoying the beauty of the outdoors, this home offers the ideal combination of comfort and tranquility. Don't miss your chance to experience the peaceful lifestyle that Irricana has to offer. Come and discover the perfect place to call home!

Built in 1978

Essential Information

MLS® #	A2111163
Price	\$430,000
Sold Price	\$430,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,074
Acres	0.21
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	217 6 Street
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M 1B0

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Level, Private, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2024
Date Sold	March 8th, 2024
Days on Market	7
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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