

\$429,000 - 831 Pioneer Drive, Irricana

MLS® #A2113325

\$429,000

3 Bedroom, 3.00 Bathroom, 1,453 sqft

Residential on 0.15 Acres

NONE, Irricana, Alberta

FANTASTIC FULLY FINISHED HOME ON HUGE LOT with FRONT ATTACHED GARAGE; this property is TURNKEY! Main floor has grand foyer with soaring ceiling and plenty of space and storage to welcome your friends and family into your new home. Enter into the living room with (gas outlet for future fireplace), massive triple pane windows and beautiful PRAIRIE VIEWS - you can really see for miles. Kitchen, dining and livingroom are all OPEN CONCEPT. Large ISLAND in kitchen, separate pantry and generous dining room area. Home includes newer fridge (with ice maker), stove, dishwasher, hoodfan, washer and dryer. Large patio doors to big DOUBLE DECK (with built in seating) - great for outside dining and lounging. Main floor has 2 piece powder room and is conveniently tucked away at the entrance to the INSULATED DOUBLE ATTACHED GARAGE. Main floor and upper floor have real hardwood with tile in the kitchen/bathrooms. Dramatic hardwood staircase takes you up to a huge primary bedroom with walk in closet and 4 piece ensuite that has JETTED TUB. Flooring in Primary bedroom is hardwood with a cozy carpet inlay. 2 more GREAT sized bedrooms (with cork flooring), another 4 piece bath with UPSTAIRS LAUNDRY, is located on this level. Basement is FINISHED WITH BONUS ROOM, storage and rough-in plumbing for another bathroom. The yard is A HUGE 60 FT. lot that is FULLY fenced with matching shed and firepit. The home has hail resistant



ENGINEERED WOOD PRODUCT SIDING
(2015) - that is low maintenance and will really
take Alberta weather well. Most windows are
TRIPLE PANE (2014) and ROOF has
high-end upgrades shingles (2014). This home
is THE WHOLE PACKAGE. Located just 18
minutes to Airdrie and 25 minutes to the
Airport also an easy commute to Balzac and
Calgary. Home has been very well maintained.
Easy to show.

Built in 1998

Essential Information

MLS® #	A2113325
Price	\$429,000
Sold Price	\$425,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,453
Acres	0.15
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	831 Pioneer Drive
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M 1B0

Amenities

Amenities	None
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Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated

Interior

Interior Features	Breakfast Bar, Pantry, Vinyl Windows
Appliances	Dryer, Electric Stove, Garage Control(s), 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	Landscaped, Level, Rectangular Lot, See Remarks, Treed, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2024
Date Sold	March 22nd, 2024
Days on Market	14
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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