

\$479,900 - 715 Pioneer Drive, Irricana

MLS® #A2118109

\$479,900

4 Bedroom, 3.00 Bathroom, 1,431 sqft

Residential on 0.15 Acres

NONE, Irricana, Alberta

Start your New Lifestyle Here! Experience the best of small-town living with easy city access! This beautifully RENOVATED 4-level split in Irricana offers abundant indoor and outdoor space just 20 mins to Airdrie, 30 mins to Cross Iron Mills and 35 minutes to Calgary. Graced with almost 2000 Square Feet of living space, there's room for everyone in your family. Fabulously located on a spacious corner lot, this home provides ample relaxation space and serene privacy with no neighbors behind. Complete with a charming front yard, a heated and insulated double attached garage, and RV parking - Welcome to your Peaceful Haven! On the main level, a spacious foyer and living room welcome you with soaring vaulted ceilings and abundant natural light from SIX skylights and expansive windows. At the center lies the upgraded kitchen - every chef's dream! Featuring upgraded cabinets, under-cabinet lighting, ample granite counterspace, a spacious flush island with seating, stylish tile backsplash, gas stove, and stainless steel appliances. Enjoy your morning coffee in the cozy dining nook as the sun rises from the East, flooding the room with a golden hue. This inviting space seamlessly transitions to the manicured outdoor oasis featuring a MASSIVE dual-level deck with gazebo, hot tub, gas line for BBQ, and unobstructed views of the magnificent Alberta prairies. Back inside, the impressive upper-level hosts 2 private bedrooms, including a spacious primary with his and her closets and a



convenient 3pc cheater ensuite. The lower levels boast functionality and comfort at its finest with a large family room seamlessly extending the main living space, complete with a cozy gas fireplace with separate thermostat. You'll also find a 2pc powder room and a large laundry/mudroom leading to the attached garage. Descend to the fully finished basement where 2 thoughtfully designed bedrooms await, adorned with large windows for ample natural light. A wide hallway, full 4pc bath, and large crawlspace for extra storage complete this perfect home package. Located just steps away from a playground and 5 minutes from an off-leash park and surrounded by amazing neighbors. Experience Irricana's new walking trail (Meadowlark Trail Irricana to Beiseker), tight-knit community, and year-round lively events. This home combines small-town living with a spacious yard, open-concept layout, and modern finishes. Rated 10/10, it's a MUST-SEE! Other features: All Poly-B plumbing has been replaced, brand new garage door seals, surge protectors on electric panel, new roof (2021), 27 Zone Upgraded Security System (including water and heat sensors). Special offers: Seller Says Buy This House, And We'll Buy Yours*. Homes For Heroes Program (Teachers, First Responders & Essential Workers Cash Back Program)*. Buy This Home And Receive A Free One Year Blanket Home Warranty*. (*Terms and Conditions Apply). Seller Accepts Bitcoin And Other Cryptocurrencies.

Built in 1998

Essential Information

MLS® #	A2118109
Price	\$479,900
Sold Price	\$475,000
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,431
Acres	0.15
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	715 Pioneer Drive
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M 1B0

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated

Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
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Lot Description	Back Yard, Gazebo, Front Yard, Low Maintenance Landscape, No Neighbours Behind, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 29th, 2024
Date Sold	April 10th, 2024
Days on Market	12
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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