

# \$485,000 - 325 6 Street, Irricana

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MLS® #A2126618

**\$485,000**

3 Bedroom, 4.00 Bathroom, 2,108 sqft

Residential on 0.17 Acres

NONE, Irricana, Alberta

WOW! Just a wonderful LARGE home on a BIG FENCED LOT. With over 2800 square feet of living space - HERE IS A DETACHED HOUSE where your family can really spread out. The double front doors enter into a spacious foyer complete with a front hall closet. Enter the living room and be astounded by the SOARING ceilings, TONS of light from the south facing windows and a very cozy brick wood burning fireplace. The kitchen is ready for the gourmet chef in the family, to prep on the vast granite countertops and cook on the gas top burners with stainless steel suspended range hood. There is a full pantry for food - as well as loads of cupboards and drawers for storage. This home has a big dining room that can easily handle a large country table, chairs and buffet. There is a separate breakfast nook with a door that leads out to the sunny patio. For your convenience also on the main, is a 2 piece bathroom (the 1st of 4 bathrooms in this house). The upstairs has 3 bedrooms, a 4 piece bathroom, a 3 piece ensuite off the primary bedroom and an open den spot at the top of the stairs, that would make a great homework work station area. The lower level is finished with a dedicated laundry room, an exceptional 4 piece bathroom and 2 spacious bonus rooms that you can decide what to do with (private office, craft room, you choose). Sliding barn doors to hide extra storage. There is a double attached garage and large driveway at the front. The home has had many upgrades in



the past, including CENTRAL Air Conditioning, upgraded 50 YEAR RUBBERIZED SHINGLES on the roof, some new windows, kitchen upgraded from original, refinished massive deck, upgraded electrical, furnace upgrade, basement redo, new landscaping (to name a few). The yard is fully fenced, with raised garden beds, large deck, sheds, paving stone and grassy area - all with a SUNNY FULL SOUTHERN EXPOSURE - great for growing your flowers and garden. Sellers have put a lot of work into this home with plans to stay forever, but a work transfer has changed these plans. Irricana is located just 20 minutes to Airdrie, 25 to Cross Iron Mills, Costco and under 30 minutes to Airport and Calgary city limits. Small town living with a lot going on - but still an easy commute to work, shopping and big amenities.

Built in 1978

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2126618    |
| Price          | \$485,000   |
| Sold Price     | \$476,500   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,108       |
| Acres          | 0.17        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

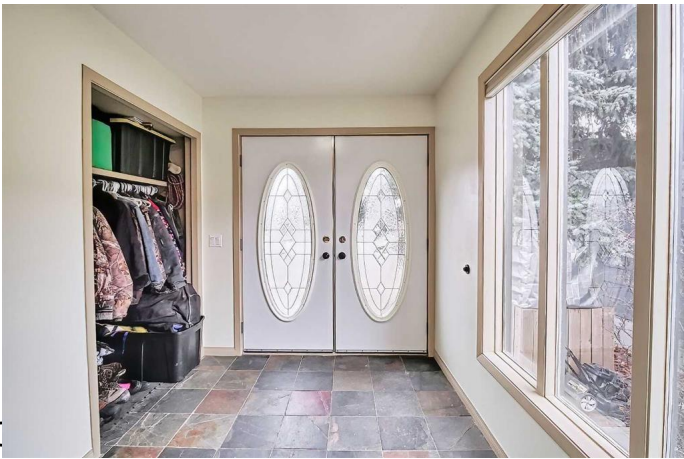
### Community Information

|         |              |
|---------|--------------|
| Address | 325 6 Street |
|---------|--------------|

Subdivision NONE  
City Irricana  
County Rocky View County  
Province Alberta  
Postal Code T0M1B0

**Amenities**

Parking Spaces 4  
Parking Concrete Driveway, Double C



**Interior**

Interior Features High Ceilings  
Appliances Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Brick Facing, Living Room, Mantle, Wood Burning  
Has Basement Yes  
Basement Finished, Partial

**Exterior**

Exterior Features Garden  
Lot Description Back Yard, Fruit Trees/Shrub(s), Lawn, Garden, Landscaped, Rectangular Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding  
Foundation Poured Concrete

**Additional Information**

Date Listed April 27th, 2024  
Date Sold September 30th, 2024  
Days on Market 156  
Zoning R  
HOA Fees 0.00

**Listing Details**

Listing Office CIR Realty

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