

\$999,995 - 272126 Township Rd 280, Irricana

MLS® #A2154979

\$999,995

4 Bedroom, 4.00 Bathroom, 1,917 sqft

Residential on 7.36 Acres

NONE, Irricana, Alberta

Visit REALTOR® website for additional information. This Aggressively priced acreage is within 50 minutes of downtown Calgary and is priced well below its assessed value. The executive style bungalow is custom designed and has all the bells and whistles one would expect and shows 10/10. Air conditioning, built in appliances, high end finishes, in floor heating, screened porch, and more closets and storage than one could ask for. The property is set up for horses with an outdoor arena, two paddocks, a waterer, and 4+ acres of hay or forage, but could easily adapt to a hobby farm with a good well and ample space for any critters and your ideas. The 40 x 80 foot drive through shop has 14 x 14 foot doors at each end and offers room for all the equipment or toys one would need in any endeavour. Got an RV? It can be stored away out of the elements and still have room for another! There is also a small shed with power that could be transitioned from a tack shed into a man cave or she shed.

Built in 2009

Essential Information

MLS® #	A2154979
Price	\$999,995
Sold Price	\$1,005,000
Bedrooms	4
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	1,917
Acres	7.36
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	272126 Township Rd 280
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T4A 1X2

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Bar Fridge, Built-In Electric Range, Built-In Freezer, Built-In Oven, Built-In Range, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Garburator, Gas Water Heater, Humidifier, Microwave, Range Hood, Satellite TV Dish, Washer, Water Purifier, Window Coverings
Heating	Central, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Rain Barrel/Cistern(s)
Lot Description	Farm, Landscaped, Pasture
Roof	Asphalt Shingle
Construction	Manufactured Floor Joist, Silent Floor Joists, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 2nd, 2024
Date Sold	October 9th, 2024
Days on Market	68
Zoning	R-RUR
HOA Fees	0.00

Listing Details

Listing Office	PG Direct Realty Ltd.
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