

\$565,000 - 616 Pioneer Drive, Irricana

MLS® #A2161480

\$565,000

4 Bedroom, 4.00 Bathroom, 1,925 sqft

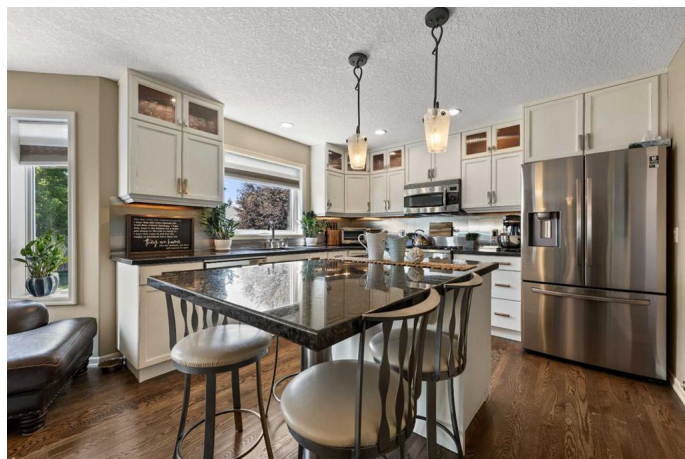
Residential on 0.19 Acres

NONE, Irricana, Alberta

Welcome to this charming and spacious home boasting nearly 2700 square feet of lavish yet cozy living space! Situated in a desirable neighborhood, this property offers a perfect blend of comfort and style.

Step inside to discover a well-appointed interior featuring a bright and airy layout. The main level greets you with a cozy living room, perfect for relaxing or entertaining guests. The adjacent kitchen is a chef's delight, equipped with modern appliances including gas stove, ample cabinet space, and a convenient breakfast bar.

Upstairs, you will find generously sized bedrooms, including a luxurious primary suite with a private en-suite bathroom. Each room offers plenty of natural light and closet space, ensuring everyone has their own retreat. The fully developed lower level is the perfect cozy place to hang out and relax, with your own wine storage room, durable and stylish recycled leather flooring, and cozy paint colors. There is another full bathroom and also a second full kitchen! Outside, a charming east-facing veranda awaits, providing the ideal spot to savor your morning coffee or unwind after a long day. The spacious WEST FACING backyard offers endless possibilities for outdoor enjoyment and is perfect for hosting summer BBQs or gatherings with family and friends. There is a huge rear deck with a relaxing gaebo as well. The yard is absolutely massive, and is fully fenced and landscaped and also has a garden! The heated garage



and RV parking make this home the FULL PACKAGE! What more could you ask for? Located in a sought-after area, this home is conveniently close to schools, parks, shopping, dining, and more. So many custom features that you have to see to appreciate! Don't miss this opportunity to make this lovely property your own! Schedule a showing today and experience the beauty and comfort this home has to offer.

Built in 2006

Essential Information

MLS® #	A2161480
Price	\$565,000
Sold Price	\$570,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,925
Acres	0.19
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	616 Pioneer Drive
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M1B0

Amenities

Parking Spaces	6
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Parking	Double Garage Attached, Heated Garage, RV Access/Parking
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Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2024
Date Sold	September 18th, 2024
Days on Market	15
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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