

\$399,900 - 523 Gib Bell Close, Irricana

MLS® #A2162456

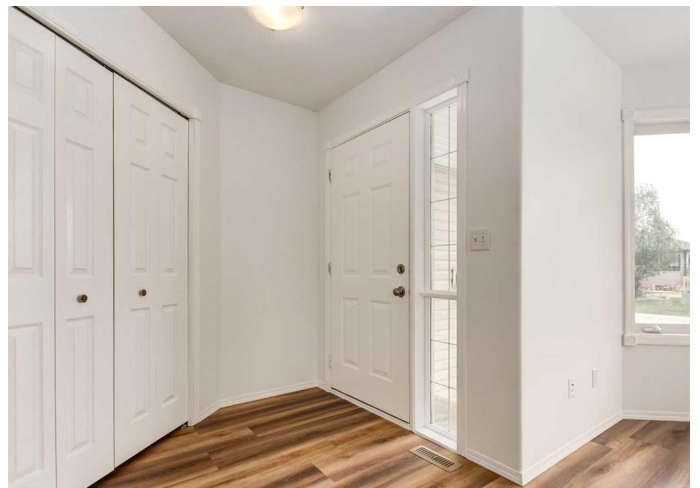
\$399,900

2 Bedroom, 2.00 Bathroom, 1,044 sqft

Residential on 0.18 Acres

NONE, Irricana, Alberta

This well-maintained bungalow shows pride of ownership throughout. Ideally located on a quiet cul-de-sac in the family-oriented Town of Irricana. The oversized 70' x 115' lot allows for a massive backyard encouraging a seamless indoor/outdoor lifestyle. Keep vehicles safely out of the elements in the insulated and drywalled double attached garage. Once inside this gleaming home impresses with a freshly painted neutral colour pallet, brand new vinyl plank flooring (no carpet!) and a plethora of natural light. The living room invites relaxation with sunny SW-facing bayed windows that frame mature tree views. Inspiring culinary adventures, the kitchen is well laid out featuring stainless steel appliances, solid oak cabinets and a handy tech desk for homework or catching up on emails. Encased in bayed windows the dining room creates an airy ambience while gathered over delicious meals. Retreat at the end of the day to the primary bedroom with its own ensuite, no more stumbling down the hall in the middle of the night! A second bedroom, a 4-piece bathroom and a laundry room are also on this level, further adding to your convenience. The 2-tiered deck provides ample space for casual barbeques and lazy weekends unwinding while the huge yard incorporates garden beds and a ton of grassy play space for kids and pets. New shingles installed in 2022 with an upgraded class 4 hail and wind resistant with a 40 year warranty!! All nestled behind a tall fence for ultimate privacy.



This move-in ready home is perfectly situated in a wonderful town that will keep you busy with its many amenities including shops, caf  s, restaurants, ball diamonds, soccer fields, tennis courts, ice rink, skate park, spray park, playgrounds, amazing rec centre with curling in the winter and indoor play area in the summer plus tons of community events and rodeo grounds. When you do have to leave the town, it is an extremely easy commute to Airdrie, Cross Iron Mills Mall (with a Costco) and Calgary. Don  t miss your chance to own in this friendly small town full of country charm!

Built in 2001

Essential Information

MLS�� #	A2162456
Price	\$399,900
Sold Price	\$406,500
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,044
Acres	0.18
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	523 Gib Bell Close
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M 1B0

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated

Interior

Interior Features	Ceiling Fan(s), Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2024
Date Sold	September 27th, 2024
Days on Market	15
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.