

\$449,900 - 539 Pioneer Drive, Irricana

MLS® #A2176863

\$449,900

3 Bedroom, 2.00 Bathroom, 862 sqft

Residential on 0.14 Acres

NONE, Irricana, Alberta

WOW! MASSIVE GARAGE ON LARGE LOT WITH BRIGHT ILLEGAL SUITE! This home has so MUCH TO OFFER. The main floor has bright south facing eat-in kitchen, with newer appliances, updated backsplash and the sink - overlooks the backyard and view. There are patio doors that lead out to a large deck for entertaining. The livingroom is a good size and there is hardwood throughout the main floor. There are 2 bedrooms on this level. The primary bedroom has a 'cheater' door to the main bathroom. The 4 piece bathroom has been updated with new tile surround. The lower level has an illegal suite that has all the permits. It is BRIGHT & OPEN and has a kitchen, dining area and livingroom. There is a 3 piece bathroom and spacious bedroom. All is fairly new and would please any mother-in-law or (parent) that sees it. The garage is 35'1 x 23' (808 sq ft). It is insulated and heated with a cement floor. There is an electrical panel that had a 220 plug (breaker) that can be changed back to accommodate your needs. The yard is landscaped and has blacktop for easy shoveling, cleaning and parking. The is also RV parking at the side of the garage. The yard has a firepit area and plenty of room for a trampoline. This property backs onto a wide open space where a farmer leases the fields. The views are spectacular and road is a no-thru road (so only local traffic). The park is steps away, including the splash park, soccer field, outdoor hockey rink and another large park. There are walking/biking/dog walking



trails throughout Irricana. Don't forget about the Meadowlark Trail - that begins in Irricana and ends in Beiseker. Miles of beautiful scenic views on a path that you can bike, walk, run or take the dog out on. Irricana is located appoximately 20 minutes east of Airdrie, easy commute to Balzac, Calgary NE and the Airport.

Built in 1999

Essential Information

MLS® #	A2176863
Price	\$449,900
Sold Price	\$458,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	862
Acres	0.14
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	539 Pioneer Drive
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M1B0

Amenities

Parking Spaces	5
Parking	Driveway, Front Drive, Heated Garage, Insulated, Oversized, 220 Volt Wiring, Parking Lot, Tandem, Triple Garage Detached

Interior

Interior Features	Pantry, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, City Lot, Front Yard, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2024
Date Sold	November 22nd, 2024
Days on Market	21
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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