\$482,000 - 840 Pioneer Drive, Irricana

MLS® #A2190085

\$482,000

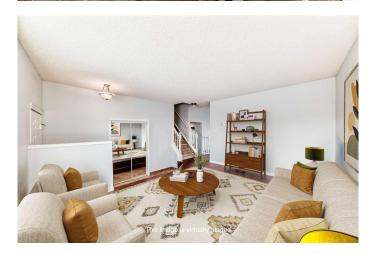
4 Bedroom, 3.00 Bathroom, 1,590 sqft Residential on 0.13 Acres

NONE, Irricana, Alberta

Ever dreamed of living in an AFFORDABLE and RENOVATED detached home with a DOUBLE ATTACHED garage, backing to a park for the kids to play in, and only 26 km from the edge of Calgary. Welcome HOME. The heart of the home, the kitchen, is the star of the main level, boasting white shaker style cabinets, gorgeous granite countertops, convenient central island, filtered water faucet, and with contrasting black/dark grey subway tile backsplash. Allow the party to flow from the kitchen in THREE different ways. Towards the front of the home, where the formal living room is; #2 down 1/2 dozen steps to the family room, complete with NEW linear fireplace and TV mount above (one focal point), or lastly through the patio door to the massive 2 level deck, complete with pergola. As you BBQ (gas outlet) or relax on the deck you can watch the kids play on the massive beautifully landscaped private lot. If the kids want even more space, the back gate leads to a ginormous triangle park/playground some 300 feet x 450 feet. Upstairs you'll find a generously sized master retreat complete with it's own 3 piece bathroom and walk-in closet; 2 child rooms and a 4 piece bathroom complete the upper level. Returning to the 3rd level, in addition to the family room + fireplace, there is a generous den / 4th bedroom. Completing the 3rd level is another bathroom, and the entrance to the insulated, drywalled, attached double garage. The lower level boasts a large flex room, and ample storage in the







utility/laundry room. The modern front load laundry has been upgraded with laundry pedestals/storage. Under the entirety of the main level is ~5ft high storage, offering ~2000 cubic feet of storage. Rest easy with modern PEX plumbing and copper electrical. The central vac is located in the garage for guieter operation. Irricana is an amazing small town, just east of Airdrie, offering the essentials (grocery, gas, banking, etc), with schools only a short drive (10 minutes), without big city issues (not a single traffic light, no rush hour), where you'll know your neighbors, and more SPACE. Driving to Airdrie is only 21 minutes; and CrossIron mall is only 27 minutes. Book your private viewing on this fully finished, 4 bedroom, AFFORDABLE family home, with ATTACHED double garage, tons of storage and small town charms. Call today for a private viewing.

Built in 1998

Essential Information

MLS® # A2190085 Price \$482,000 Sold Price \$479,000

Bedrooms 4

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,590

Acres 0.13

Year Built 1998

Type Residential
Sub-Type Detached

Style 4 Level Split

Status Sold

Community Information

Address 840 Pioneer Drive

Subdivision NONE

City Irricana

County Rocky View County

Province Alberta
Postal Code T0M 1B0

Amenities

Parking Spaces 4

Parking Double Garage Attached

Interior

Interior Features Walk-In Closet(s), Central Vacuum, Granite Counters, Vinyl Windows,

Kitchen Island

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

Refrigerator, Window Coverings, Washer/Dryer

Heating Forced Air

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard, Playground

Lot Description Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed January 24th, 2025

Date Sold February 10th, 2025

Days on Market 17
Zoning R

HOA Fees 0.00

Listing Details

Listing Office MaxWell Experts Plus Realty

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