

\$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 quieter 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
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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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