

\$369,900 - 411 Henricks Drive, Irricana

MLS® #A2191745

\$369,900

2 Bedroom, 1.00 Bathroom, 1,038 sqft

Residential on 0.08 Acres

NONE, Irricana, Alberta

This immaculate bi-level half duplex offers two bedrooms, one bath, and a bright, open-concept layout designed for modern living. The spacious front entryway, complete with a large closet, provides a natural separation from the main living areas. The kitchen is a standout, boasting sleek stainless steel appliances, an oversized pantry for ample storage, and generous counter space—perfect for effortless meal prep. The adjoining dining and living areas flow seamlessly, creating a warm, inviting atmosphere ideal for both everyday living and entertaining. Step outside onto the south-facing deck and soak up the sun in your private outdoor space—perfect for morning coffee or evening relaxation. The concrete pad is already poured, ready for a future garage package if desired. Convenience is key, with a stacked laundry closet near the bedrooms and an unfinished basement offering endless potential for future development. Just 53 km northeast of Calgary, this home offers small-town charm with easy access to city conveniences. Enjoy a safe, friendly community with scenic walking and biking trails, including the Meadowlark Trail to Beiseker. An affordable cost of living, strong community spirit, and a short 20-minute drive to Airdrie, Calgary, and CrossIron Mills make this an ideal place to call home. Join us for an open house this weekend and experience it for yourself!



Built in 2015

Essential Information

MLS® #	A2191745
Price	\$369,900
Sold Price	\$357,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,038
Acres	0.08
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	411 Henricks Drive
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M1B0

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Breakfast Bar, Kitchen Island, Ceiling Fan(s), Open Floorplan, Pantry
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Electric Oven
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard, Private Entrance
Lot Description	Back Lane, Cleared, Level
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 4th, 2025
Date Sold	February 23rd, 2025
Days on Market	19
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	Keller Williams BOLD Realty
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