

\$524,900 - 603 Henricks Drive, Irricana

MLS® #A2202892

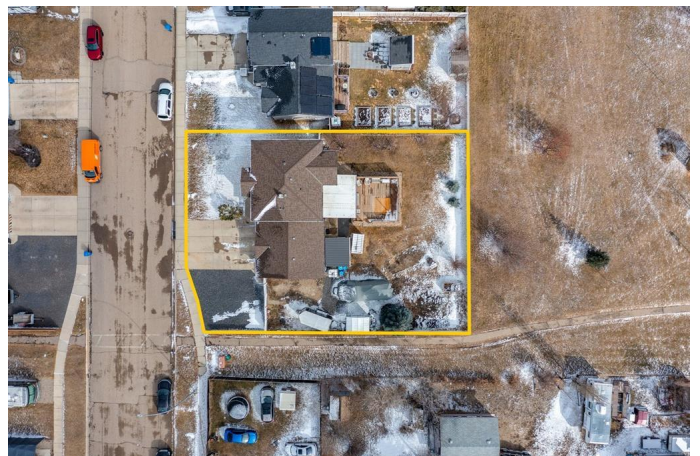
\$524,900

4 Bedroom, 4.00 Bathroom, 1,935 sqft

Residential on 0.23 Acres

NONE, Irricana, Alberta

An opportunity like this does not come around very often! This 1,935sq ft two storey is situated on a generous 0.234 acre lot, with a sunny south exposure backing onto the park and features an oversized heated garage and RV parking. Step up to a craft style exterior and into an open concept interior showcasing a spacious living room and fabulous kitchen boasting maple cabinetry, walk-in pantry, ample counter space, stainless steel appliances and raised breakfast bar. A formal dining space is situated in the nook and overlooks a sunny exposure of the park and backyard. Adjacent to this, you'll be captivated by a stunning sunroom featuring wall to wall windows, gas fireplace and glass sliders that lead out to an oversized deck. You will fall in love with the convenience of a main floor designated laundry room and the foyer area attached to the garage. The upper level features three bedrooms with ample closet space and with a lovely primary suite. The primary bedroom showcases a cozy nook ideal for a morning coffee that overlooks views of the valley and park, includes a walk-in closet and a 3-piece ensuite. A fully developed basement can be highlighted by the abundance of windows letting in natural light, a full bathroom, study area, and fourth bedroom. The exterior of this home has been extremely well maintained and offers you a fish pond, outdoor BBQ area (negotiable), shed and mature landscape that includes cherry trees, raspberries and many shrubs/perennials.



Many upgrades and features in this home include a newly renovated deck with fish pond designation (2021), newer hot water tank (2019), shed (2020), water softener, removal of PolyB (2019), sunroom addition (2020), newly painted walls, new siding and roof (2016) and a heated oversized double attached garage. This charming home is only 20 mins from Airdrie, 45 mins to Calgary and is conveniently close to schools, parks, shopping, dining, and more. This home offers you the FULL PACKAGE with many features that you have to see to appreciate. Don't miss this opportunity to make this lovely property your own!

Built in 1997

Essential Information

MLS® #	A2202892
Price	\$524,900
Sold Price	\$532,450
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,935
Acres	0.23
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	603 Henricks Drive
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta

Postal Code T0M 1B0

Amenities

Parking Spaces 5

Parking Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, Parking Pad, RV Access/Parking

Interior

Interior Features Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Storage

Appliances Dishwasher, Garage Control(s), Refrigerator, Window Coverings, Electric Range, Water Softener

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard, Storage

Lot Description Back Yard, Rectangular Lot, Backs on to Park/Green Space, Corner Lot, Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees, Orchard(s), Private, Treed

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 16th, 2025

Date Sold March 21st, 2025

Days on Market 4

Zoning R

HOA Fees 0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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