

\$479,900 - 405 6 Street, Irricana

MLS® #A2207948

\$479,900

4 Bedroom, 3.00 Bathroom, 1,879 sqft

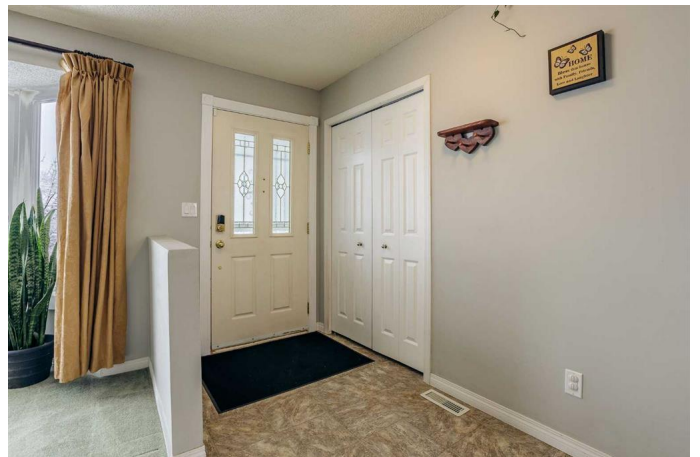
Residential on 0.17 Acres

NONE, Irricana, Alberta

Discover the charm of small-town living in this stunning two-storey home in Irricana, Alberta, just 30 minutes from Calgary. Nestled in a warm and welcoming community, this home offers breathtaking backyard sunsets, awe-inspiring northern lights from the deck, and sunrises that fill the living room with warmth. The main floor boasts a bright, open-concept layout featuring a spacious front living room framed by beautiful bay windows. The dining and kitchen area flows seamlessly, offering ample counter and cupboard space—perfect for family gatherings. An oversized family room with a cozy fireplace provides the ideal spot for relaxation. Also on the main floor are a versatile bedroom or office, a convenient laundry room, and a two-piece bathroom. Upstairs, two generously sized bedrooms share a four-piece bathroom, while the master suite offers a walk-in closet and a private four-piece ensuite. Double doors lead to the beautifully landscaped backyard—ideal for entertaining or unwinding in the massive south-facing yard. Irricana is a friendly, community-focused town with fun events like Main Street movie nights, Easter egg hunts, and festive Christmas celebrations. With parks, walking trails, and peaceful evenings. This home isn't just a place to live—it's a place to truly belong.

Built in 1981

Essential Information



MLS® #	A2207948
Price	\$479,900
Sold Price	\$475,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,879
Acres	0.17
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	405 6 Street
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M 1B0

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Insulated, Oversized

Interior

Interior Features	No Smoking Home, Vinyl Windows, Laminate Counters, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Range Hood
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Landscaped, Level, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 7th, 2025
Date Sold	April 15th, 2025
Days on Market	8
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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