

# \$499,900 - 303 1 Street, Irricana

MLS® #A2181473

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,327 sqft  
Residential on 0.20 Acres

NONE, Irricana, Alberta

You are going to love this almost 1400 square foot 4 bedroom, 3 full bath bungalow, custom built by McKee Homes. Each bedroom has it's own walk in closet. There are two gas fireplaces to warm away the winter. The master suite has a jetted tub, his and her's sinks, and a four foot wide stand up shower. This home has soaring cathedral ceilings, central vacuum and a full appliance package. Your outside oasis has a cobblestone pathway and flagstone patio. You can choose to enjoy your outdoor time in the private yard with extensive flower beds or on either your 10 by 20 foot back deck or huge covered veranda in the front. If you would rather spend your time tinkering, there is a double detached garage with 220 volt power and infrared heating. Leave the RV at home when not holidaying, as there is parking for that too. All of this across from a park and playground and close to shopping. Come and see this amazing home only 30 minutes from the city or you will wish you did.

Built in 2000

## Essential Information

MLS® #	A2181473
Price	\$499,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3



Square Footage	1,327
Acres	0.20
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	303 1 Street
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M 1B0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Gas Range
Heating	Natural Gas, Central
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Many Trees, Private, Street Lighting, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation            Poured Concrete

### **Additional Information**

Date Listed            December 9th, 2024

Days on Market        117

Zoning                 R1-R2X

### **Listing Details**

Listing Office            MaxWell Capital Realty

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