

# \$475,000 - 640 Mcculloch Crescent, Irricana

MLS® #A2215935

**\$475,000**

6 Bedroom, 3.00 Bathroom, 1,603 sqft  
Residential on 0.27 Acres

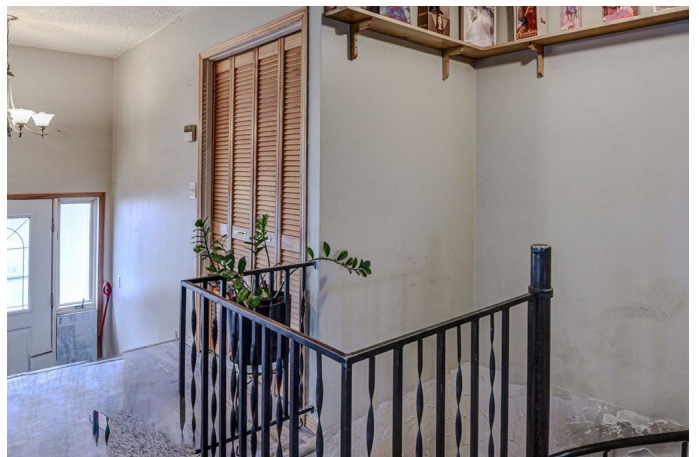
NONE, Irricana, Alberta

Welcome to the fabulous family home on probably the largest lot in Irricana. You could probably have a baseball game out there! Over 3000 square feet of developed living space in this three-bedroom up and three bedroom down spacious bilevel. The main floor is very bright and inviting containing the living room , formal dining room and a large kitchen then three good sized bedrooms with a two-piece en suite in the primary bedroom with patio doors to the deck and the main washroom. Oh, donâ€™t forget, main floor, laundry! The basement holds three more bedrooms With the large bilevel windows and a three-piece bathroom - includes lots of storage and a cold room and a Very very large family room and flex room . There is a wood-burning fireplace on each level and The large deck is great for barbecuing and watching the kids play in the yard. This yard is massive with RV parking in the back as well. This home has tons and tons of potential , Book your showing today

Built in 1980

## Essential Information

MLS® #	A2215935
Price	\$475,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,603
Acres	0.27
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	640 Mcculloch Crescent
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M 1B0

### **Amenities**

Parking Spaces	4
Parking	Off Street, Alley Access

### **Interior**

Interior Features	Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Irregular Lot, Garden
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Brick
Foundation	Poured Concrete

## **Additional Information**

Date Listed            April 30th, 2025

Zoning                 R

## **Listing Details**

Listing Office            Real Estate Professionals Inc.

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