

\$509,900 - 732 1 Avenue, Irricana

MLS® #A2247840

\$509,900

4 Bedroom, 3.00 Bathroom, 1,395 sqft

Residential on 0.14 Acres

NONE, Irricana, Alberta

Welcome to Peaceful Country Living ;

Discover the perfect blend of tranquility, comfort, and value in this fully finished walkout bungalow, offering over 2,600 sq. ft. of beautifully designed living space. Whether you're empty nesters seeking serenity or a growing family in need of room to flourish, this home has it all.

Step inside to a spacious foyer that opens into a bright great room with a cozy gas fireplace and west-facing windows framing breathtaking, unobstructed views. The open-concept dining room and kitchen feature granite countertops and provide seamless access to the garage—ideal for unloading groceries with ease.

The primary bedroom is generously sized, complete with a four-piece ensuite featuring a soaker tub, dual walk-in closets, and direct French door access to the deck. Two additional bedrooms and another four-piece bath complete the main level.

Downstairs, the fully finished walkout basement boasts in-floor heating, large windows, a spacious games room, a bright family room, a four-piece bath, and a private bedroom with its own walk-in closet. Roof was replaced in 2023.

Enjoy countless extras, including central



air-conditioning, hot tub, gazebo, shed, and deck access from both the dining room and primary suite. Enjoy summer in your backyard & the Stars at night time only see while living in the country side.

Located in the welcoming community of Irricana, youâ€™ll love the peaceful drive home and the miles of open countryside at your doorstep.

Built in 2006

Essential Information

MLS® #	A2247840
Price	\$509,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,395
Acres	0.14
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	732 1 Avenue
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M1B0

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Off Street, Parking Pad
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s), Central Vacuum
Appliances	Central Air Conditioner, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Range
Heating	Forced Air, Fireplace(s), In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Rectangular Lot, Gazebo, Many Trees
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 11th, 2025
Days on Market	100
Zoning	R1-R2

Listing Details

Listing Office	URBAN-REALTY.ca
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