

# \$515,000 - 732 1st Avenue, Irricana

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MLS® #A2247840

**\$515,000**

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 youâ€™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 garageâ€”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.

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	\$515,000
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 1st 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), Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Central Air Conditioner, Electric Stove, Microwave, Range, Refrigerator, Washer/Dryer
Heating	In Floor, Forced Air, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Suite, Walk-Out

## 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	2
Zoning	R1-R2

## Listing Details

Listing Office	URBAN-REALTY.ca
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