



GRASSROOTS
REALTY GROUP

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732 1 Avenue
Irricana, Alberta

MLS # A2286183



\$489,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,395 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Gazebo, Many Trees, Rectangular		

Heating: In Floor, Fireplace(s), Forced Air

Floors: Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1-R2

Utilities: -

Inclusions: Hot Water Tub, Storage Shed.

Peaceful Country Living at Its Finest in Irricana: Welcome to a home where wide-open skies, quiet evenings, and modern comfort come together beautifully. This fully finished walkout bungalow offers over 2,600 sq. ft. of refined living space, delivering the perfect balance of warmth, function, and rural charm. From the moment you step inside, you're greeted by a spacious foyer that flows effortlessly into a sun-filled great room. Expansive west-facing windows frame breathtaking, unobstructed countryside views, while a cozy gas fireplace creates the perfect gathering space for family and friends. The open-concept dining area and kitchen are thoughtfully designed for both everyday living and entertaining. Featuring granite countertops, abundant cabinetry, and seamless access to the garage, this space makes busy mornings and grocery days feel effortless. Your primary retreat is a true sanctuary—generously sized and filled with natural light. The elegant four-piece ensuite includes a relaxing soaker tub, and the dual walk-in closets provide exceptional storage. French doors lead directly to the deck, where you can enjoy morning coffee with sunrise views or unwind as the sun sets across the prairie. Two additional bedrooms and a full four-piece bathroom complete the main level, offering flexibility for family, guests, or a home office. The fully finished walkout basement expands your living space with comfort and versatility. Enjoy in-floor heating, oversized windows that flood the lower level with natural light, a spacious games area, inviting family room, an additional four-piece bath, and a private bedroom with its own walk-in closet—ideal for guests, teens, or multi-generational living. Added peace of mind comes with a new roof installed in 2023. Step outside and experience the true magic of country living. The backyard is designed for relaxation and

enjoyment, featuring a hot tub, gazebo, shed, and multiple deck access points from both the dining room and primary suite. Summer evenings are made for entertaining, and clear country nights offer star-filled skies you simply can't find in the city. Located in the welcoming community of Irricana, this home offers the serenity of rural life while maintaining convenient access to nearby amenities. Enjoy peaceful drives home, friendly neighbors, and miles of open countryside right at your doorstep.