



GRASSROOTS
REALTY GROUP

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**640 McCulloch Crescent
Irricana, Alberta**

MLS # A2306052



\$429,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,615 sq.ft.	Age:	1980 (46 yrs old)
Beds:	6	Baths:	2 full / 2 half
Garage:	Off Street		
Lot Size:	0.27 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Garden, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: n/a

Welcome to this spacious and beautifully updated bi-level home on a quiet cul de sac in the charming community of Irricana. Offering over 2800 square feet of developed living space, this large single family home provides plenty of room for growing families, entertaining, and every day living. Featuring a total of 5 bedrooms, a flex room, two full bathrooms and two half bathrooms, this home has been freshly updated with new laminate and tile flooring throughout, as well as freshly painted. The functional layout includes convenient main floor laundry, formal dining room, generous storage space, a cold room, and an exceptionally large family room perfect for gatherings or relaxing evenings at home. Enjoy the warmth and character of wood-burning fireplaces on both levels, creating a cozy atmosphere year-round. Step outside to the massive backyard, possibly the largest lot in town, offering endless possibilities for kids, pets, gardening, or outdoor entertaining. The large deck is perfect for summer barbecues while watching the kids play in the fully fenced back yard, and the rear RV parking provides added convenience and flexibility. Build your garage here! If you're looking for a large spacious home and an incredible yard in a quiet small-town setting, this home is a must-see. The family orientated town of Irricana is located 25 minutes east of Airdrie, 30 minutes to North Calgary. With 4 kids parks, a dog park, curling club and an outdoor ice rink, The family orientated town of Irricana is located 25 minutes east of Airdrie, 30 minutes to north of Calgary and multiple service groups, the town has plenty to offer the whole family with 4 kids parks, a dog park, curling club, outdoor ice rink, and multiple service groups, plenty to offer the whole family

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