



GRASSROOTS
REALTY GROUP

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**535 Pioneer Drive
Irricana, Alberta**

MLS # A2327256



\$439,990

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,115 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Additional Parking, Double Garage Detached, Driveway, Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: Pool Table, Hot tub (As-is)

Welcome to this beautifully updated bungalow in the charming community of Irricana, offering the perfect balance of small-town living with easy access to Calgary, Airdrie and CrossIron Mills. Whether you're a young family, first-time buyer or looking to slow things down without sacrificing convenience, this home checks all the boxes. The inviting full-width front porch is the perfect place to enjoy your morning coffee or unwind at the end of the day. Inside, you'll love the bright open floor plan with vaulted ceilings, large windows and an abundance of natural light. Recent renovations include luxury vinyl plank flooring, new carpet, fresh paint, updated light fixtures and a beautifully renovated kitchen featuring new cabinetry, countertops, stylish backsplash and a butcher block prep island that's perfect for entertaining. The main floor offers two spacious bedrooms and a full bathroom with a relaxing jetted soaker tub, while the fully finished basement adds a large family room, games area, third bedroom, full bathroom and plenty of storage. Outside, enjoy the sunny south-facing backyard with a large deck, mature landscaping, hot tub area, fire pit and plenty of space for kids and pets to play. The oversized insulated and drywalled garage with 220-volt power is ideal for vehicles, hobbies or a workshop. Additional features include central air conditioning and a water softener. Irricana offers schools, parks, playgrounds, a splash park, dog park, arena, recreation centre, sports fields, rodeo grounds and year-round community events, giving you the best of small-town living while remaining just a short drive from all the amenities of Airdrie, CrossIron Mills and Calgary.