



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**620 MCCULLOCH Crescent, Irricana T0M 1B0**

MLS® #: **A2134963**

Area: **NONE**

Listing Date: **05/24/24**

List Price: **\$410,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Irricana**  
Year Built: **1983**

Finished Floor Area

Abv Sqft: **1,514**

Low Sqft:

Ttl Sqft: **1,514**

Lot Information

Lot Sz Ar: **7,510 sqft**

Lot Shape:

DOM

**32**

Layout

Beds: **3 (2 1 )**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Parking

Ttl Park: **6**

Garage Sz: **2**

Access:

Lot Feat: **Front Yard,Pie Shaped Lot,Private**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air**

Sewer:  
Ext Feat: **Lighting,Other,Storage**

Construction: **Mixed**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Wood**

Kitchen Appl: **See Remarks**  
Int Feat: **Open Floorplan,Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`6" x 11`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`7" x 15`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`7" x 11`1"</b>
<b>Den</b>	<b>Main</b>	<b>13`5" x 8`4"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`5" x 13`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>17`5" x 12`0"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>15`1" x 11`1"</b>
<b>Family Room</b>	<b>Lower</b>	<b>30`10" x 25`10"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

4pc Ensuite bath

Main

0`0" x 0`0"

Workshop  
Legal/Tax/Financial

Basement

7`0" x 7`1"

Title:  
**Fee Simple**  
Legal Desc:

**7911198**

Zoning:  
**R**

Remarks

Pub Rmks:

**This bungalow in the Town of Irricana is a remarkable find, offering a spacious layout and unique features that set it apart. Boasting numerous appealing attributes that make it a standout property. At over 2700 square feet of total living area, this custom-built bungalow provides ample space for comfortable living. Upon entering, you're greeted by a soaring vaulted pine ceiling on the main level, adding a touch of rustic charm. The layout is well-designed, with a focus on functionality and comfort. One of the standout features is the fully self-contained front porch, accessible from both the front door and the garage. This thoughtful design element ensures that the house remains sheltered from the elements, enhancing convenience and protection. Inside, you'll find generously sized bedrooms, and a full 4-piece ensuite, offering privacy and comfort for residents and guests alike. The main level also includes a spacious living room, dining area, and a highly functional kitchen, catering to both everyday living and entertaining needs. Descending to the lower level, you'll discover a massive family room, perfect for gatherings or relaxing evenings at home. Additionally, there's a third bedroo, a den, workshop, and a large utility area. The utility area features a 3-piece bathroom and a sizable laundry room with a convenient sink, adding practicality to the space. Outside, is great with its two-tiered deck and expansive backyard. Mature trees provide shade and beauty, while a designated garden area, fire pit, and lane access enhance outdoor living possibilities. Good roof and windows, contribute to the property's overall appeal and functionality. With its blend of size, features, and potential, this bungalow presents an exciting opportunity for buyers. Don't miss out on the chance to make this property your own - call today and discover the possibilities that await! Great Location!**

Inclusions:  
Property Listed By:

**N/A**  
**MaxWell Capital Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**















