



THE
A-TEAM

**RE/MAX
FIRST**

3 HAY Place, Irricana T0M1B0

MLS®#: **A2157751** Area: **NONE** Listing Date: **08/20/24** List Price: **\$420,000**
 Status: **Active** County: **Rocky View County** Change: **-\$5k, 15-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Irricana** Finished Floor Area
 Year Built: **1999** Abv Sqft: **1,078**
 Lot Information
 Lot Sz Ar: **6,297 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,078**

DOM

30
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Conservation,Front Yard,Lawn,Landscaped**
 Park Feat: **Alley Access,None,On Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Fire Pit,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Hardwood,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer**
 Int Feat: **Breakfast Bar,Closet Organizers,Pantry,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	13`3" x 4`11"
Dining Room	Main	13`3" x 13`2"
Living Room	Main	13`8" x 16`5"
3pc Bathroom	Basement	7`2" x 7`0"
Game Room	Basement	25`11" x 20`9"

Room	Level	Dimensions
Bedroom	Main	13`5" x 9`7"
Kitchen	Main	13`3" x 9`1"
Bedroom - Primary	Main	13`3" x 13`5"
Bedroom	Basement	12`5" x 11`5"
Walk-In Closet	Basement	10`10" x 8`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9911107

Zoning:
R

Remarks

Pub Rmks:

Discover this inviting 3-bedroom, 2-bathroom bungalow situated on a spacious corner lot in the peaceful town of Irricana. Just a short drive from nearby amenities, this home offers the perfect blend of small-town tranquility and modern convenience. Step inside to find a bright, open-concept living area with plenty of natural light, perfect for family gatherings or entertaining. The kitchen boasts ample counter space and cabinetry, ideal for preparing meals and enjoying them in the adjacent dining area. The fully developed basement adds significant value, featuring a versatile space that can be used as a family room, home office, or additional bedroom—perfect for accommodating guests or expanding your living space. Additional features include a new tankless HWT (new buyers will have 3 months of warranty left on it), a new furnace (replaced in 2020), new shingles replaced in 2017, a redone deck in 2023 and a shed that is included for extra storage. The RV parking pad fits a 40' trailer, making it ideal for those with recreational vehicles. The backyard is a true retreat, complete with a cozy fire pit for evening gatherings and a handy shed for all your storage needs. Whether you're enjoying a quiet evening by the fire or making use of the extra space, this outdoor area offers something for everyone. With its excellent location, charming interior, and inviting outdoor features, this Irricana bungalow is ready to welcome you home.

Inclusions:
Property Listed By:

**Shed
CIR Realty**

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









