



THE
A-TEAM

**RE/MAX
FIRST**

88 BOOTH Crescent, Irricana T0M 1B0

MLS® #: **A2159593** Area: **NONE** Listing Date: **08/22/24** List Price: **\$439,000**
 Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Detached**
 City/Town: **Irricana**
 Year Built: **1981**
Lot Information
 Lot Sz Ar: **7,400 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,342**
 Low Sqft:
 Ttl Sqft: **1,342**

DOM

28
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **Bi-Level**

Parking

Ttl Park: **7**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Garden,Street Lighting,Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Fireplace(s),Forced Air,Natural Gas,Wood Stove**
 Sewer:
 Ext Feat: **Fire Pit,Garden,Private Yard,Storage**

Construction: **Cedar,Concrete,Wood Frame**
 Flooring: **Ceramic Tile,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Satellite TV Dish,Wall/Window Air Conditioner,Washer/Dryer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Soaking Tub,Storage,Sump Pump(s),Vinyl Windows,Wood Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	15`3" x 11`7"
Living Room	Main	12`9" x 15`0"
Bedroom	Main	10`0" x 9`2"
Bedroom	Basement	11`7" x 12`1"
Bonus Room	Basement	12`6" x 12`6"
2pc Ensuite bath	Main	
3pc Bathroom	Basement	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	12`0" x 19`9"
Bedroom - Primary	Main	12`4" x 12`0"
Bedroom	Main	8`11" x 12`9"
Bedroom	Basement	11`10" x 10`8"
Family Room	Basement	18`11" x 14`7"
4pc Bathroom	Main	
Laundry	Basement	7`0" x 11`11"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R**

Legal Desc:

7910060

Remarks

Pub Rmks: **Charming Bi-Level Split with Expansive Yard and Modern Upgrades** Welcome to this inviting bi-level split home, where comfort meets functionality. The open-concept main floor seamlessly connects the living room—featuring a cozy wood-burning fireplace—with the kitchen and dining area, making it perfect for family gatherings and entertaining. A modern wood burning stove adds character and warmth to the spacious Dining room. The upper level hosts three spacious bedrooms, including a primary suite with a private en suite bath, and a well-appointed 4-piece bathroom. The fully finished basement offers additional living space with two more bedrooms, a large rec room, and a 3-piece bathroom. A jumbo-sized laundry room adds convenience, while large basement windows flood the space with natural light. Situated on a generous pie-shaped lot, the property boasts a massive backyard perfect for outdoor living. Enjoy the covered patio, which provides a great space to relax rain or shine. The yard also features a shed, a child's playhouse, and ample room for gardening, with existing beds and plenty of sun-drenched areas to expand your green thumb. There's even space to park an RV or boat! This home has seen numerous recent upgrades, including a new roof (2016), hot water heater (2018), front landing (2018), a renovated fireplace (2018), basement windows (2019), Main floor windows (2023) New furnace (2024), garage door opener (2020), and fresh paint throughout most of the house (2024). Don't miss this opportunity to make this wonderful home yours.

Inclusions: 2nd Window A/C, Swing set negotiable
Property Listed By: RE/MAX Real Estate (Mountain View)

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













