



THE
A-TEAM

**RE/MAX
FIRST**

523 GIB BELL Close, Irricana T0M 1B0

MLS®#: **A2162456**

Area: **NONE**

Listing Date: **09/12/24**

List Price: **\$399,900**

Status: **Pending**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Irricana**
Year Built: **2001**

Finished Floor Area

Abv Sqft: **1,043**
Low Sqft:
Ttl Sqft: **1,043**

DOM

7
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **7,782 sqft**
Lot Shape:

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Lawn,Landscaped**
Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),Soaking Tub,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	7`3" x 6`2"
Kitchen	Main	12`5" x 8`0"
Laundry	Main	5`11" x 5`5"
Bedroom	Main	9`7" x 8`8"
4pc Bathroom	Main	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`0" x 12`6"
Dining Room	Main	9`6" x 8`8"
Bedroom - Primary	Main	13`1" x 10`5"
2pc Ensuite bath	Main	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9912607

Zoning:
R

Remarks

Pub Rmks:

This well-maintained bungalow shows pride of ownership throughout. Ideally located on a quiet cul-de-sac in the family-oriented Town of Irricana. The oversized 70' x 115' lot allows for a massive backyard encouraging a seamless indoor/outdoor lifestyle. Keep vehicles safely out of the elements in the insulated and drywalled double attached garage. Once inside this gleaming home impresses with a freshly painted neutral colour pallet, brand new vinyl plank flooring (no carpet!) and a plethora of natural light. The living room invites relaxation with sunny SW-facing bayed windows that frame mature tree views. Inspiring culinary adventures, the kitchen is well laid out featuring stainless steel appliances, solid oak cabinets and a handy tech desk for homework or catching up on emails. Encased in bayed windows the dining room creates an airy ambience while gathered over delicious meals. Retreat at the end of the day to the primary bedroom with its own ensuite, no more stumbling down the hall in the middle of the night! A second bedroom, a 4-piece bathroom and a laundry room are also on this level, further adding to your convenience. The 2-tiered deck provides ample space for casual barbeques and lazy weekends unwinding while the huge yard incorporates garden beds and a ton of grassy play space for kids and pets. New shingles installed in 2022 with an upgraded class 4 hail and wind resistant with a 40 year warranty!! All nestled behind a tall fence for ultimate privacy. This move-in ready home is perfectly situated in a wonderful town that will keep you busy with its many amenities including shops, cafés, restaurants, ball diamonds, soccer fields, tennis courts, ice rink, skate park, spray park, playgrounds, amazing rec centre with curling in the winter and indoor play area in the summer plus tons of community events and rodeo grounds. When you do have to leave the town, it is an extremely easy commute to Airdrie, Cross Iron Mills Mall (with a Costco) and Calgary. Don't miss your chance to own in this friendly small town full of country charm!

Inclusions:
Property Listed By:

None
RE/MAX iRealty Innovations

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













