



THE
A-TEAM

**RE/MAX
FIRST**

430 HENRICKS Drive, Irricana T0M1B0

MLS® #: **A2178754**

Area: **NONE**

Listing Date: **11/19/24**

List Price: **\$449,900**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Irricana**
Year Built: **2018**

Lot Information

Lot Sz Ar: **5,597 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,273**

Low Sqft:

Ttl Sqft: **1,273**

DOM

2

Layout

Beds: **3 (3)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,City Lot,Front Yard,Lawn,Interior Lot,Landscaped,Level,Rectangular Lot
Concrete Driveway,Double Garage Attached,Garage Faces Front,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Mixed,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Bathroom Rough-in,Closet Organizers,No Smoking Home,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`1" x 15`2"	Dining Room	Main	12`0" x 8`0"
Kitchen	Main	10`5" x 9`10"	Pantry	Main	3`1" x 2`6"
Bedroom - Primary	Main	14`5" x 10`2"	Walk-In Closet	Main	8`0" x 5`1"
4pc Ensuite bath	Main	8`0" x 4`10"	Bedroom	Main	8`3" x 7`3"
Bedroom	Main	10`7" x 10`0"	4pc Bathroom	Main	8`3" x 7`3"
Laundry	Main	5`4" x 3`1"	Entrance	Main	5`8" x 4`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0913421

Zoning:
R

Remarks

Pub Rmks: **Are you looking for great value for your money? Do you need space for your family to grow into? Come check out this spacious 3-bedroom bungalow with fantastic basement development potential! Located in Irricana, known for its small-town atmosphere, it is a safe and friendly community committed to strong family values. Only 53 km from the northeast of Calgary, and 33 Km from Airdrie, the home offers the bonuses of small-town living while allowing you to maintain your big-city opportunities. This great bungalow-style home offers great main-level living with the option to double the living space with the investment of future basement development. The large primary bedroom has an ensuite and walk-in closet, and the 2nd and 3rd bedrooms are situated on the other end of the large living room, great for a growing family or for those who need a home office. The kitchen and dining area are located directly off the access to the large attached double garage, perfect for bringing in the groceries. Access to the covered patio is right off the kitchen, with a gas line ready for your BBQ. Descending the patio stairway will allow the kids to play in the fenced in backyard, and thru the back fence are the town walking paths. Don't miss the chance to view this great family home! If you want to escape the big city prices and are looking for room to grow, this could be the ideal home for you!**

Inclusions: **Fridge, Stove, built-in dishwasher, microwave hood cover, washer/dryer, all window coverings, garage door opener with one remote, 3 TV mounts (negotiable), closet organizer in the master closet.**

Property Listed By: **RE/MAX Rocky View Real Estate**

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







