

# \$400,000 - 608 Henricks Drive, Irricana

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MLS® #A2236454

**\$400,000**

3 Bedroom, 2.00 Bathroom, 1,042 sqft

Residential on 0.14 Acres

NONE, Irricana, Alberta

Discover a truly compelling opportunity in the tranquil and peaceful community of Irricana with this lovely bungalow, perfectly situated on a generous lot. Step inside to find a welcoming and good-sized living room that flows seamlessly into the eating area, creating an inviting space for daily life and entertaining. The kitchen, with its own dedicated area, boasts abundant cabinetry, ample counter space, and plenty of room for culinary creativity. Two comfortable bedrooms share a well-appointed 4-piece bathroom on the main level.

The excitement continues in the fully finished basement, an entertainer's dream featuring a stylish bar area, a spacious family room for gatherings, an additional bedroom, a convenient 3-piece bathroom, and flexible space ideal for a home gym or hobby area. This charming home also includes the convenience of a double attached garage. Embrace the quiet, small-town charm of Irricana, while enjoying incredible accessibility. You're just a short 28-minute drive to Airdrie, offering every amenity imaginable, including Costco and the vast CrossIron Mills shopping center. This bungalow isn't just a home; it's your peaceful retreat with urban convenience within easy reach.

Built in 1997

## Essential Information



MLS® #	A2236454
Price	\$400,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,042
Acres	0.14
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	608 Henricks Drive
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M 1B0

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 15th, 2025
Days on Market	1
Zoning	R

**Listing Details**

Listing Office	eXp Realty
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