

\$459,900 - 3 Booth Crescent, Irricana

MLS® #A2271336

\$459,900

3 Bedroom, 3.00 Bathroom, 1,132 sqft

Residential on 0.19 Acres

NONE, Irricana, Alberta

Welcome to this updated 3-bedroom, 2.5-bath home—an ideal opportunity for families or investors. Thoughtfully improved with sustainability and comfort in mind, this property offers modern upgrades throughout while maintaining its warm, inviting character. Step inside to find bright living spaces enhanced by new triple-pane windows that improve energy efficiency and keep the home quiet and comfortable year-round. The home is powered in part by solar panels, reducing utility costs and lowering your environmental footprint.

A standout feature is the illegal suite with its own private entrance, perfect for extended family and guests

Out back, you'll love the new double garage, offering secure parking and great storage, plus a well-kept yard with room to relax. Irricana is a very inviting town only 30 minutes from YYC

Built in 1980

Essential Information

MLS® #	A2271336
Price	\$459,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,132
Acres	0.19



Year Built	1980
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	3 Booth Crescent
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M1B0

Amenities

Parking Spaces	4
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

Interior

Interior Features	No Smoking Home, Separate Entrance
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 18th, 2025
Zoning	R1-R2X

Listing Details

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