

\$470,000 - 27 Hay Place, Irricana

MLS® #A2246554

\$470,000

5 Bedroom, 2.00 Bathroom, 1,182 sqft
Residential on 0.14 Acres

NONE, Irricana, Alberta

OPEN HOUSE - AUG 9&10, SAT & SUN,
1-3PM

Discover the perfect blend of small-town charm and big value in this beautifully maintained bungalow, nestled in the peaceful, family-friendly community of Irricana. Ideal for growing families or anyone seeking space, comfort, and a strong sense of community – all within a short drive to Calgary.

Highlights You'll Love:

Spacious Main Floor:

- 3 bedrooms on the main level including a generous primary suite with ensuite and closet organizer
- Bright, open-concept kitchen and living area with direct access to a newly updated side deck and large fenced backyard

Fully Developed Basement:

- Recreation room perfect for movie nights or game days
- 2 additional bedrooms
- Laundry/hobby room
- Rough-in for a future bathroom

Year-Round Comfort:

- Enjoy a warm, dry winter in the 26x28 heated garage fully insulated, with finished ceiling, LED tube lighting, exhaust fans, and an electric heater
- RV parking at the back



Around \$30k in recent upgrades in Recent Upgrades:

- â€¢ Quartz countertops in kitchen & bathrooms
- â€¢ Stainless steel appliances (fridge, stove, dishwasher, hood fan)
- â€¢ Modern tile backsplash in kitchen & baths
- â€¢ Updated light fixtures in kitchen & dining area
- â€¢ Freshly painted walls, ceilings, and doors throughout
- â€¢ New basement bedroom addition
- â€¢ New front deck & renovated side deck
- â€¢ Garage roof & gutters (2021), house gutters (2023)
- â€¢ Electric heater added in garage

Small-Town Living. Big Possibilities. Come see for yourself why this home in Irricana checks all the boxes â€” space, comfort, updates, and unbeatable value! Call today to book your private viewing

Built in 2001

Essential Information

MLS® #	A2246554
Price	\$470,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,182
Acres	0.14
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	27 Hay Place
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M 1B0

Amenities

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

Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Electric Cooktop
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	12
Zoning	MHR

Listing Details

Listing Office	CIR Realty
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