

\$435,000 - 828 Pioneer Drive, Irricana

MLS® #A2257856

\$435,000

5 Bedroom, 3.00 Bathroom, 1,313 sqft

Residential on 0.13 Acres

NONE, Irricana, Alberta

Welcome to the perfect blend of modern comfort and timeless design in this beautifully upgraded bungalow, where your backyard opens directly onto a tranquil green space. This exceptional family home offers 5 generous bedrooms and 3 full bathrooms, providing all the space and convenience you could ever need. Step inside the main floor to find a bright, open-concept layout accentuated by vaulted ceilings. The spacious living room invites you to unwind with a cozy gas fireplace, perfect for curling up beside on a cool winter's night. The stylish kitchen is a true highlight, featuring a brand-new 2024 KitchenAid dual-fuel, dual-oven range (warranty included), complemented by abundant counter space, a convenient walk-in pantry, and a reverse osmosis water filtration system with recently replaced filters. The entire interior has been freshly painted (August 2025), and the clean, welcoming atmosphere is completed by beautiful hardwood laminate flooring throughout. The primary bedroom provides a private sanctuary with its own 3-piece ensuite, while the main floor bathroom is enhanced with a relaxing soaker tub. The fully developed basement thoughtfully expands your living space with the added comfort of in-floor heating (serviced in 2024). Downstairs, you'll find a versatile recreation room, additional bedrooms, and a full 5-piece bathroom featuring dual sinks—ideal for a growing family or accommodating guests. You can move in with complete peace of mind, thanks



to a massive list of 2024 mechanical upgrades ensuring efficiency and reliability: a new high-efficiency furnace, a new air conditioning system, a new water heater, a new humidifier, and additional attic insulation were all recently installed. Exterior improvements include new front deck boards (2023) and a new boardwalk on the north side of the house (2025). Further convenience is provided by off-street and RV parking. Step outside to enjoy a private backyard retreat that backs directly onto the park—it's the perfect setting for family gatherings or peaceful evenings outdoors. Offering an exceptional location, this home is close to both Airdrie and the Airport, allowing easy commuting while providing quick access to all the local activities in Irricana. Immaculately cared for and thoughtfully updated, this property truly is move-in ready and represents one of the best values in the area. Book your private showing today to experience all it has to offer!

Built in 1999

Essential Information

MLS® #	A2257856
Price	\$435,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,313
Acres	0.13
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	828 Pioneer Drive
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Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M 1B0

Amenities

Parking Spaces	1
Parking	RV Access/Parking, On Street

Interior

Interior Features	Natural Woodwork, Pantry
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Front Yard, Landscaped, Pie Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2025
Days on Market	48
Zoning	R

Listing Details

Listing Office	CIR Realty
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