

\$525,900 - 303 1 Street, Irricana

MLS® #A2265272

\$525,900

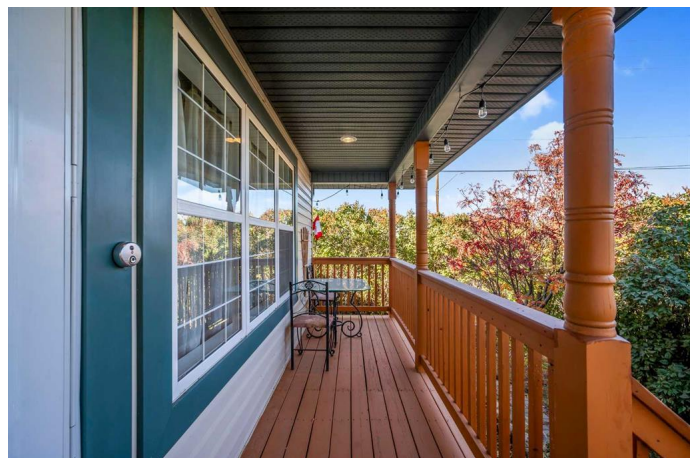
4 Bedroom, 3.00 Bathroom, 1,327 sqft

Residential on 0.20 Acres

NONE, Irricana, Alberta

Trade the noise for nature, and the rush for room to breathe.

Just 30 minutes from Calgary, this custom-built McKee Homes bungalow isn't just a house, it's a retreat from the ordinary. McKee doesn't build custom homes anymore, making this one of the last of its kind. Set on an expansive corner lot nearly 9,000 sq. ft. in size, this property welcomes you with wraparound charm from its cheerful covered veranda to its fragrant lavender-lined yard that fills the summer air with calm and color. Out here, you'll hear songbirds before sirens, and your morning coffee comes with a view of open skies, not crowded parkades. Step inside and you'll feel the craftsmanship that only comes from a custom build. Soaring cathedral ceilings give the main floor a sense of space you won't find in today's tighter floor plans. The home is warmed by central gas and also has dual fireplaces, a cozy counterpoint to Alberta's winter chill. The living room flows naturally into the dining space that opens to a chef's kitchen equipped with stainless steel appliances, a gas range, and corner pantry. Thoughtfully designed with generous counters and seamless flow to the dining area, for those who love to cook, connect, and create in comfort. The primary suite feels like a sanctuary, with a spacious walk-in closet and a luxurious 5-piece ensuite featuring a jetted tub, dual vanities, and a stand-up shower. Down the hall, another bedroom and full bath offer



comfort for family or guests. Head downstairs to the fully finished basement, where in-floor heating keeps things toasty underfoot. Here, youâ€™ll find a second fireplace anchoring a large rec room, perfect for movie nights or quiet evenings in. The basement also has two additional bedrooms, a full bath, and generous storage. Outside, thereâ€™s room for every passion: an oversized heated garage (27â€™x25â€™) with 220V power for tools and projects, two separate driveways with RV parking, and workshop shed. Whether youâ€™re tinkering, gardening, or just enjoying the quiet, this property delivers space to do it all. Across the street, a park and playground add even more charm, while nearby paths invite evening walks or weekend ATV rides. And when you do need the city, Calgary is just a quick 30-minute drive, close enough for convenience, far enough to finally exhale. This is more than a move, itâ€™s a mindset. More space. More peace. More value. More life. Come see what it feels like to finally have room to live.

Built in 2000

Essential Information

MLS® #	A2265272
Price	\$525,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,327
Acres	0.20
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	303 1 Street
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M 1B0

Amenities

Parking Spaces	5
Parking	Double Garage Detached, Garage Door Opener, Gravel Driveway, Heated Garage, Off Street, Oversized, RV Gated
# of Garages	2

Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Freezer, Garage Control(s), Gas Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Basement
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Lighting, Private Yard, Storage
Lot Description	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Private, Street Lighting, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	6
Zoning	R1-R2X

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.