

# \$670,000 - 604 Madison Drive, Irricana

MLS® #A2207011

**\$670,000**

6 Bedroom, 3.00 Bathroom, 2,167 sqft

Residential on 0.33 Acres

NONE, Irricana, Alberta

MASSIVE DOUBLE LOT!!! Welcome to this beautifully renovated bungalow, where modern elegance meets classic charm. Upon entering, youâ€™ll be greeted by soaring vaulted ceilings that create a bright, open atmosphere, enhancing the spacious layoutâ€™perfect for both everyday living and entertaining. Expansive windows flood the home with natural light, highlighting the beautiful hardwood floors that flow seamlessly throughout the living areas. Freshly painted and meticulously maintained, this home is move-in ready. The inviting foyer opens to a spacious area that overlooks both the living and sitting rooms. The upgraded kitchen is a chefâ€™s dream, featuring white appliances, a mosaic backsplash, shaker-style cabinetry, and a deep undermount sink. The built-in wine rack adds elegance, while the breakfast nook offers a tranquil view of the backyard. The family room, with its brick-faced wood-burning fireplace and wooden mantle, is the heart of the home. French doors lead to your private deck and backyard oasis, providing a seamless transition between indoor and outdoor living. The master suite offers a luxurious retreat, complete with a 5-piece ensuite. French doors open to the deck and backyard, leading to the hot tub. The master also boasts a large walk-in closet with custom built-ins. The spa-inspired ensuite features a freestanding tub, a stand-up rain shower, and his-and-her vessel sinks. Three additional spacious bedrooms on the main floor provide



ample room for family or guests. A beautiful f 4 piece bathroom, with a dual-flush toilet, vessel sink, deep tub, and linen cabinet, completes the main floor. A large laundry room with top-of-the-line Samsung front-loading washers and dryers, built-in drawers, and a separate laundry sink adds convenience. The fully finished basement includes two additional bedrooms and a well-appointed 4 piece bathroom. A large, open recreational room with a kitchenette offers the perfect space for relaxation or entertaining. Down the hall, youâ€™ll find a generous storage room, an infrared sauna (negotiable), a dedicated gym area, and a cold room ideal for storing canned goods. Step outside to the expansive deck that spans the width of the home, providing a perfect space for relaxation while overlooking the manicured backyard with raspberry bushes, shrubs, and towering spruce trees. The hot tub adds an extra layer of luxury. A Quonset in the backyard, equipped with a gas line for future heating, offers versatile space for storage or hobbies. The tandem triple-car garage offers ample space for vehicles and extra storage, while RV parking ensures your recreational vehicles are always ready for adventure. This property combines modern amenities with a private, expansive outdoor space, offering the best of both worlds. Enjoy the luxury of a beautifully renovated home with the convenience of small-town living, just a 20 min drive from Airdrie and 40 mins from Calgary. Donâ€™t miss out on the opportunity to make this stunning bungalow your forever home!

Built in 1989

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2207011  |
| Price    | \$670,000 |
| Bedrooms | 6         |

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,167       |
| Acres          | 0.33        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 604 Madison Drive |
| Subdivision | NONE              |
| City        | Irricana          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T0M 1B0           |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 5  |
| Parking        | Parking Pad, RV Access/Parking, Triple Garage Attached |
| # of Garages   | 3  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, French Door, High Ceilings, Open Floorplan, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Built-In Oven  |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas Starter, Wood Burning, Great Room   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Yard, Storage                                 |
| Lot Description   | Back Yard, Front Yard, Landscaped, Many Trees, Private, Rectangular |

|              |                     |
|--------------|---------------------|
|              | Lot, Gazebo         |
| Roof         | Asphalt             |
| Construction | Stucco, Wood Siding |
| Foundation   | Poured Concrete     |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 39              |
| Zoning         | R-1             |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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