

\$485,000 - 404 6 Street, Irricana

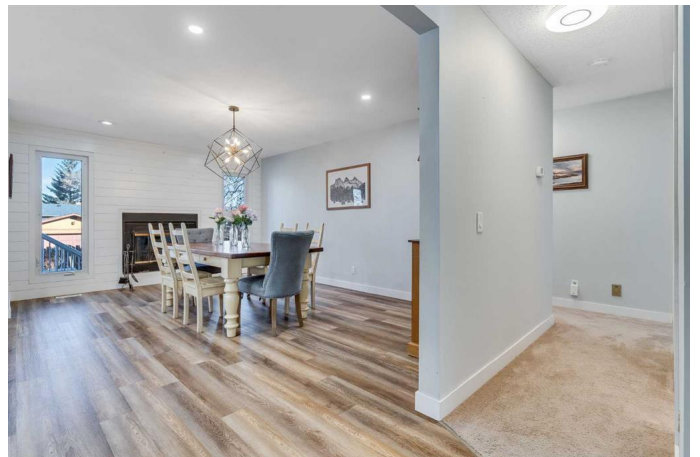
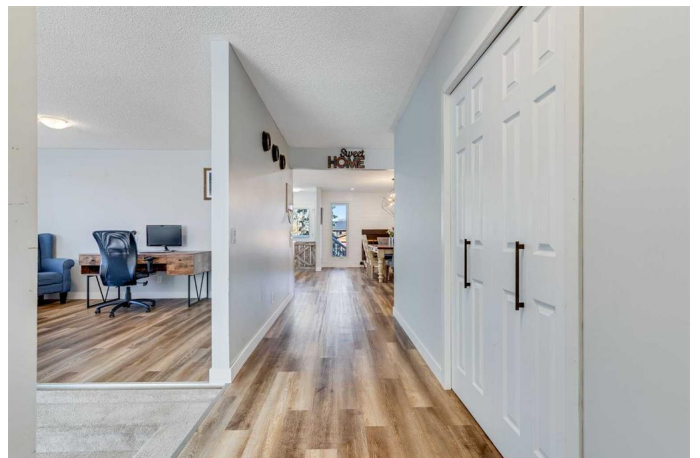
MLS® #A2263710

\$485,000

5 Bedroom, 3.00 Bathroom, 1,666 sqft
Residential on 0.18 Acres

NONE, Irricana, Alberta

Polished and inviting, this beautifully updated bungalow rests on an expansive 7800 sf corner lot. An ideal setting for families who crave space, comfort, and style. Inside, nearly 1700 sf of thoughtfully designed living unfolds with modern upgrades throughout. The heart of the home is the show-stopping renovated kitchen, featuring full-height two-tone cabinetry with abundant storage, sleek quartz countertops, a timeless subway-tile backsplash, and stainless steel appliances. Whether you're hosting Sunday brunch or weekday dinners, this kitchen blends beauty and functionality in perfect balance. The adjacent dining area exudes warmth with shiplap accents and a cozy fireplace. An inviting spot for family meals and gatherings. Nearby, the sunken living room welcomes you with a charming window seat and plenty of natural light, while a dedicated main-floor office provides separation for work-from-home days. Down the hall, three spacious bedrooms support family living. The serene primary suite boasts a newly renovated en suite with contemporary finishes, while the main 4-piece bathroom has also been tastefully refreshed. Throughout the main level, new luxury vinyl plank flooring adds seamless flow and durability. The fully finished lower level extends the living space with a large recreation room, a fourth bedroom, and another full bathroom - ideal for guests, teens, or hobby space. Outside, the oversized fenced yard offers endless possibilities for play, gardening,



and outdoor entertaining. The oversized double attached garage is heated, insulated, and drywalled - perfect for projects or keeping vehicles cozy year-round. Additional peace of mind comes with central air conditioning, a newer furnace (2015), shingles replaced in 2013, several windows replaced on the main level. Located in the welcoming town of Irricana, this home offers small-town charm with easy access to parks, recreation, and everyday conveniences. Plus, quick connections to Airdrie and Calgary. A rare blend of space, comfort, and thoughtful updates, this is the ultimate family home. Schedule your showing today!

Built in 1982

Essential Information

MLS® #	A2263710
Price	\$485,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,666
Acres	0.18
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	404 6 Street
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M 1B0

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Faces Front
# of Garages	2

Interior

Interior Features	Built-in Features, Open Floorplan, Quartz Counters, Recessed Lighting, Chandelier
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Wood Burning, Dining Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2025
Days on Market	2
Zoning	R

Listing Details

Listing Office	CIR Realty
----------------	------------

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.