

# \$465,000 - 644 Gib Bell Close, Irricana

MLS® #A2234471

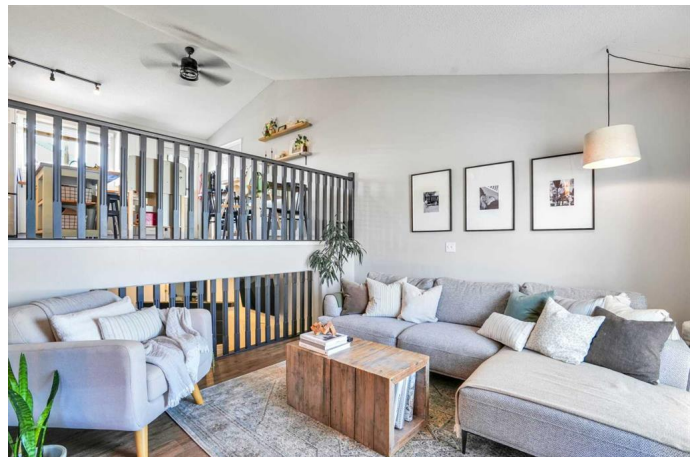
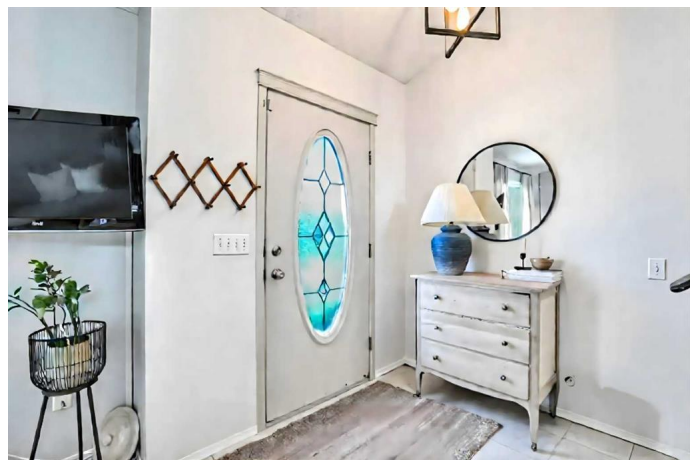
**\$465,000**

3 Bedroom, 2.00 Bathroom, 1,100 sqft

Residential on 0.16 Acres

NONE, Irricana, Alberta

Ever dreamed of living in an AFFORDABLE and RENOVATED detached home with a DOUBLE ATTACHED garage, and have a park only a few hundred feet away for the kids to play in, and only 26 km from the edge of Calgary. Welcome HOME. The heart of the home, the kitchen, is really the star of home, with a commanding view of the sunken foyer / living room, and boasts stainless steel appliances, full height tile backsplash, convenient corner pantry, central island, and vaulted ceilings adding to a spacious feeling. Down the hall is the 3 bedrooms and 5 piece bathroom, complete with skylight. The open floor plan allows you to watch the kids in the living room while cooking OR have great parties that flow from the kitchen, to the sunken living room, to the lower level. The lower level is mostly a MASSIVE rec room, along with another 3 piece bathroom, as well as crucial storage/utility space. The MASSIVE corner lot, some 7065 sq ft, has RV parking on the WEST side (property line is even farther west, see RPR), and has a massive patio for relaxing on. The oversized double car garage has been finished in metal for the ultimate man-cave, with a gas radiant heater for full year use, allowing you to work in the garage or just keep the cars warm. Irricana is an amazing small town, just east of Airdrie, offering the essentials (grocery, gas, banking, etc), with schools only a short drive (10 minutes), without big city issues (not a single traffic light, no rush hour), where you'll know



your neighbors, and more SPACE. Driving to Airdrie is only 21 minutes; and CrossIron mall is only 27 minutes. Book your private viewing on this fully finished, 3 bedroom, AFFORDABLE family home, with ATTACHED double garage, tons of storage and small town charms. Call today for a private viewing.

Built in 1999

### Essential Information

MLS® #	A2234471
Price	\$465,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,100
Acres	0.16
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	644 Gib Bell Close
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M 1B0

### Amenities

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached, Gravel Driveway, Heated Garage, Insulated, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Washer/Dryer, Water Purifier, Window Coverings
Heating	Central, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Corner Lot, Landscaped, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Silent Floor Joists, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 25th, 2025
Days on Market	2
Zoning	R

## Listing Details

Listing Office	MaxWell Experts Plus Realty
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