

# \$470,000 - 27 Hay Place, Irricana

MLS® #A2246554

**\$470,000**

5 Bedroom, 2.00 Bathroom, 1,182 sqft

Residential on 0.14 Acres

NONE, Irricana, Alberta

OPEN HOUSE - AUG 9&10, SAT & SUN,  
1-3PM

Discover the perfect blend of small-town charm and big value in this beautifully maintained bungalow, nestled in the peaceful, family-friendly community of Irricana. Ideal for growing families or anyone seeking space, comfort, and a strong sense of community – all within a short drive to Calgary.

Highlights You™ Love:

Spacious Main Floor:

- 3 bedrooms on the main level including a generous primary suite with ensuite and closet organizer
- Bright, open-concept kitchen and living area with direct access to a newly updated side deck and large fenced backyard

Fully Developed Basement:

- Recreation room – perfect for movie nights or game days
- 2 additional bedrooms
- Laundry/hobby room
- Rough-in for a future bathroom

Year-Round Comfort:

- Enjoy a warm, dry winter in the 26x28 heated garage – fully insulated, with finished ceiling, LED tube lighting, exhaust fans, and an electric heater
- RV parking at the back



Around \$30k in recent upgrades in Recent

Upgrades:

â€¢ Quartz countertops in kitchen & bathrooms

â€¢ Stainless steel appliances (fridge, stove, dishwasher, hood fan)

â€¢ Modern tile backsplash in kitchen & baths

â€¢ Updated light fixtures in kitchen & dining area

â€¢ Freshly painted walls, ceilings, and doors throughout

â€¢ New basement bedroom addition

â€¢ New front deck & renovated side deck

â€¢ Garage roof & gutters (2021), house gutters (2023)

â€¢ Electric heater added in garage

Small-Town Living. Big Possibilities.

Come see for yourself why this home in

Irricana checks all the boxes â€” space,

comfort, updates, and unbeatable value!

Call today to book your private viewing

Built in 2001

## Essential Information

MLS® # A2246554

Price \$470,000

Bedrooms 5

Bathrooms 2.00

Full Baths 2

Square Footage 1,182

Acres 0.14

Year Built 2001

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

## Community Information

Address	27 Hay Place
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M 1B0

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 8th, 2025
Zoning	MHR

### Listing Details

Listing Office	CIR Realty
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