

# \$390,000 - 608 Henricks Drive, Irricana

MLS® #A2236454

## \$390,000

3 Bedroom, 2.00 Bathroom, 1,042 sqft  
Residential on 0.14 Acres

NONE, Irricana, Alberta

Discover a truly compelling opportunity in the tranquil and peaceful community of Irricana with this lovely bungalow, perfectly situated on a generous lot. Step inside to find a welcoming and good-sized living room that flows seamlessly into the eating area, creating an inviting space for daily life and entertaining. The kitchen, with its own dedicated area, boasts abundant cabinetry, ample counter space, and plenty of room for culinary creativity. Two comfortable bedrooms share a well-appointed 4-piece bathroom on the main level.

The excitement continues in the fully finished basement, an entertainer's dream featuring a stylish bar area, a spacious family room for gatherings, an additional bedroom, a convenient 3-piece bathroom, and flexible space ideal for a home gym or hobby area. This charming home also includes the convenience of a double attached garage. Embrace the quiet, small-town charm of Irricana, while enjoying incredible accessibility. You're just a short 28-minute drive to Airdrie, offering every amenity imaginable, including Costco and the vast CrossIron Mills shopping center. This bungalow isn't just a home; it's your peaceful retreat with urban convenience within easy reach.

Built in 1997

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2236454    |
| Price          | \$390,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,042       |
| Acres          | 0.14        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 608 Henricks Drive |
| Subdivision | NONE               |
| City        | Irricana           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T0M 1B0            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                          |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                 |
| Has Basement      | Yes                                                                                  |
| Basement          | Finished, Full                                                                       |

### Exterior

|                   |           |
|-------------------|-----------|
| Exterior Features | None      |
| Lot Description   | Back Yard |
| Roof              | Asphalt   |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 29              |
| Zoning         | R               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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