

# \$534,900 - 504 Henricks Drive, Irricana

MLS® #A2222704

**\$534,900**

4 Bedroom, 2.00 Bathroom, 1,740 sqft

Residential on 0.17 Acres

NONE, Irricana, Alberta

Outstanding 1740 Sq.Ft. bungalow in prime Irricana location – surrounded by greenspace!

Discover this beautifully updated and spacious bungalow nestled in one of the best locations in the charming, family-friendly town of Irricana – just steps from the splash park, playground, off leash dog park, and ice rink. This unique home offers 1,740 sq.ft. of well-designed living space on the main floor, a 26x24 oversized double attached garage, and a bright, open layout perfect for families and entertaining. Step inside to a spacious foyer leading to a sun-drenched, south-facing sunken living room featuring stunning floor-to-ceiling windows, a vaulted cedar-lined ceiling with exposed beams, and maple hardwood floors throughout the main level. The living room flows seamlessly into the dining room and then the heart of the home is the expansive kitchen, designed to impress with a central island, quartz countertops, stainless steel appliances including a gas stove, farm style sink and ample cabinetry – making it a dream for both home cooks and entertainers alike. A cozy sunken living room at the rear of the home is ideal for relaxing movie nights or quiet evenings in and leads to the back deck. Three generous bedrooms and a full bathroom are thoughtfully tucked away from the main living spaces. The primary bedroom offers large backyard-facing windows and a charming ensuite with a walk-in shower and spacious closet. Main-floor



laundry adds everyday convenience, while the almost finished basement includes a big rec room, den, additional bedroom, and roughed-in plumbing for a third bathroomâ€”offering tons of extra living space. Outside, enjoy a large deck perfect for summer barbecues and gatherings, along with a beautifully landscaped and private backyard. Located on a quiet street in a peaceful community, this property is just a short 30-minute commute to the city and close to local amenities. Donâ€™t miss this rare opportunity to own a truly special home in a welcoming, nature-filled setting!

Built in 1982

**Essential Information**

MLS® #	A2222704
Price	\$534,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,740
Acres	0.17
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	504 Henricks Drive
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M1B0

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Oversized
# of Garages	2

## Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, City Lot, Front Yard, Landscaped, Many Trees, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	17
Zoning	R

## Listing Details

Listing Office	Royal LePage Benchmark
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