

# \$460,000 - 640 Mcculloch Crescent, Irricana

MLS® #A2215935

**\$460,000**

6 Bedroom, 3.00 Bathroom, 1,603 sqft

Residential on 0.27 Acres

NONE, Irricana, Alberta

Welcome to the fabulous family home on one of the largest lots in Irricana. You could probably have a baseball game out there! With over 3000 square feet of developed living space in this three-bedroom up and three bedrooms down spacious bilevel. The main floor is very bright and inviting containing the living room, formal dining room and a large kitchen then three good sized bedrooms with a two-piece en suite and patio doors to the deck in the primary bedroom and the main washroom. Oh, donâ€™t forget, main floor, laundry! The basement holds three more bedrooms with the large bilevel windows and a three-piece bathroom - includes lots of storage and a cold room and a Very very large family room and flex room. Also, there is a 2-piece bathroom just inside the split-level entry back door. There are wood-burning inserts on each level and the large deck is great for barbecuing and watching the kids play in the yard. This yard is massive with RV parking and 2 overside parking places in the back as well as nine 4 by 8-foot raised garden beds and a home built 10 by 20-foot greenhouse and a storage shed. This home has tons and tons of potential, Book your showing today!

The family orientated town of Irricana is located 25 minutes east of Airdrie and 30 minutes north east of Calgary with four kids parks, a dog, park, curling club, and multiple service groups, the town has plenty to offer the whole family



Built in 1980

## Essential Information

MLS® #	A2215935
Price	\$460,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,603
Acres	0.27
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	640 Mcculloch Crescent
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M 1B0

## Amenities

Parking Spaces	4
Parking	Alley Access, Off Street

## Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Garden, Irregular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 30th, 2025
Days on Market	92
Zoning	R

## Listing Details

Listing Office	Real Estate Professionals Inc.
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