

\$385,000 - 412 Madison Drive, Irricana

MLS® #A2270489

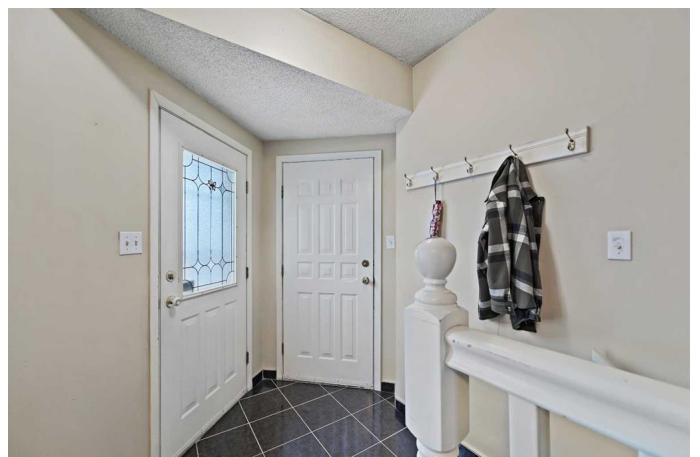
\$385,000

4 Bedroom, 3.00 Bathroom, 1,077 sqft

Residential on 0.19 Acres

NONE, Irricana, Alberta

What a great opportunity in the charming & peaceful community of Irricana! This lovely 4-bed 3-bath bungalow is nicely situated along a quiet street on a large oversized lot with a west facing backyard. The convenient side drive-thru access provides abundant parking, boat & RV storage and/or the ability to add an additional garage / shop in the massive back yard. Inside you'll find a spacious front entry leading to a bright living space warmed by the majestic highly sought after wood burning fireplace. Beyond that is the large eat in kitchen, loaded with counter space and cabinet storage allowing plenty of freedom for the chef. The wall between the two rooms has been opened creating a shared space adding to the charm of the main floor. Off the kitchen is the double door to the back deck where you can catch a gorgeous sunset or just bathe in the evening sun. The large yard hosts a garden, a shed, a large green space, mature rose bushes and large aspens that fill to provide great summer shade and privacy. Back inside is a large master bedroom equipped with a rare 3-piece ensuite and large closet. Two additional generous sized rooms with large closets share a well-appointed 4-piece bath to complete the main floor. Excitement continues as we head to the partially developed basement with a large open rec space, another bedroom, laundry room and mechanical room hosting a fully functional bathroom with lots of storage. This home also includes the convenience of an



oversized attached double garage with electric heating. Embrace small-town charm while enjoying incredible accessibility – a short 30 min drive to Calgary, 25 to Airdrie offering every amenity imaginable, including Costco & Cross Iron Mills. This bungalow isn't just a home; it's your peaceful retreat with urban convenience offering the perfect blend of space, functionality, and potential” ready for its next owners to make it their own.

Built in 1992

Essential Information

MLS® #	A2270489
Price	\$385,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,077
Acres	0.19
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	412 Madison Drive
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M 1B0

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Driveway, Front Drive, Parking Pad, RV Access/Parking, Drive Through
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Level, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 18th, 2025
Days on Market	2
Zoning	R1

Listing Details

Listing Office	RE/MAX First
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