

\$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'll 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
Days on Market	6
Zoning	MHR

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.