



27 HAY Place , Irricana, Alberta - \$470,000



Main Photo

Property Description

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:

- Quartz countertops in kitchen & bathrooms
- Stainless steel appliances (fridge, stove, dishwasher, hood fan)
- Modern tile backsplash in kitchen & baths
- Updated light fixtures in kitchen & dining area
- Freshly painted walls, ceilings, and doors throughout
- New basement bedroom addition
- New front deck & renovated side deck
- Garage roof & gutters (2021), house gutters (2023)
- Electric heater added in garage

Small-Town Living. Big Possibilities.

Come see for yourself why this home in Irricana checks all the boxes — space, comfort, updates, and unbeatable value!

Call today to book your private viewing

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Photos
Coming
Soon



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