



GRASSROOTS
REALTY GROUP

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31, 309 3 Avenue
Irricana, Alberta

MLS # A2246527



\$259,000

Division:	NONE		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,159 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 187
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	mf
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, No Smoking Home, Vinyl Windows, Wet Bar		

Inclusions: Window Coverings, Garage Controls

Welcome to this warm and inviting **3 bedroom, 2.5 bathroom townhouse** in the peaceful town of **Irricana** — a perfect place to call home if you're looking for small-town charm with easy access to city life. This well-maintained and updated home offers incredible value with a **low condo fee**, making it ideal for first-time buyers, families, or anyone craving a quieter lifestyle. As you walk in, you'll love the **open-concept main floor** that features a **modern kitchen**, **newer flooring**, and **pot lights** that brighten up the space beautifully. The **updated half bath** on the main floor adds convenience, while the layout flows effortlessly into the living room — perfect for entertaining or just relaxing at home. Upstairs, you'll find a **huge master bedroom**, plus two more **generously sized bedrooms** and a recently **updated full bathroom**. Downstairs, the **developed basement** offers even more room to enjoy with a cozy **rec area**, a **wet bar**, another **full bath**, and a dedicated **laundry space**. There's truly room for everyone here! Step outside and enjoy your **fenced yard** — great for kids, pets, or simply soaking up the fresh country air. The home also includes a **single attached garage** for added convenience. Located in the quiet and friendly community of **Irricana**, you're just steps from the **Irricana Rec Centre**, a 2-minute drive to the **Natural Foods grocery store** and **local family restaurants**, and surrounded by wide open fields and nature. Plus, you're only **20 minutes to Airdrie** and **30 minutes to Calgary International Airport**, making this a great balance between peaceful living and city access. If you're dreaming of a cozy, updated home in a tight-knit community, this townhouse might be just what you've been looking for. Book your private showing today!

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