



**408 Madison Drive
Irricana, Alberta**

MLS # A2286469



\$399,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,282 sq.ft.	Age:	1984 (42 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.20 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island		

Inclusions: shed(s)

WOW! This charming DETACHED home in Irricana offers small-town living just 20 minutes to Airdrie and 25 minutes to the Calgary International Airport. Move-in ready and lovingly maintained by long-time owners, this home is cute as a button and located on a quiet cul-de-sac with a good-sized driveway providing ample parking. Inside the double front doors, you'll find a spacious grand foyer with a closet—rare for a bi-level. The main floor features a thoughtfully designed kitchen with an island, ample counter space, pantry, stainless steel appliances and a window over the sink. The kitchen flows into the dining area with patio doors leading to the back deck and west facing backyard. The sunken living room has built in bookshelves and a brick wood-burning fireplace, creating a cozy and inviting atmosphere. There are three bedrooms on the main level, including the primary bedroom with a 3-piece ensuite, plus a 4-piece main bathroom. The lower level offers a family room, two additional bedrooms with large windows, a versatile craft/hobby room, utility room and a handy 2 piece powder room. The HUGE, fully fenced lot (over 8800 sq ft) is perfect for kids, pets, and outdoor entertaining, with mature trees providing privacy and shade. The upper level and all the stairs have well installed matching flooring throughout and the home has CENTRAL AIR CONDITIONING. Lots of upgrades over the years and really very well maintained. This home is an excellent opportunity for first-time buyers, empty nesters or anyone looking for a peaceful community with easy access to the city.