

# \$425,000 - 516 Gib Bell Close, Irricana

MLS® #A2219387

**\$425,000**

2 Bedroom, 2.00 Bathroom, 1,070 sqft

Residential on 0.17 Acres

NONE, Irricana, Alberta

Step into this beautifully renovated 1,070 sq ft bungalow nestled in the quiet community of Irricana. This stylish and modern home features 2 spacious bedrooms and 2 fully updated bathrooms on the main level, making it ideal for couples, small families, or downsizers seeking single-level living. Enjoy the luxury of an oversized double attached garage with brand new garage door, complete with epoxy flooring, perfect for car enthusiasts or extra storage. The home has seen a huge transformation, including: Brand new hopper-style windows, new exterior doors, all new vinyl plank flooring, drywall, paint, baseboards, and casings, a fully updated electrical panel and complete rewiring. A stunning brand new kitchen with contemporary finishes, and beautifully updated bathrooms with modern fixtures. The undeveloped basement offers a blank canvas for your dream space—already equipped with a 3-piece rough-in and an oversized washer and dryer. Step outside into your west-facing backyard oasis, designed to be completely maintenance-free with premium upgrades including: Vinyl fencing, Composite decking, Walking paths, Irrigation system, Decorative fountains. This turnkey property blends quality craftsmanship with thoughtful upgrades—just move in and enjoy. Don't miss your chance to own this gem in Irricana!

Built in 2004



## Essential Information

MLS® #	A2219387
Price	\$425,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,070
Acres	0.17
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	516 Gib Bell Close
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M 1B0

## Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Barbecue
Lot Description	Back Lane, Cul-De-Sac

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	5
Zoning	R

### **Listing Details**

Listing Office	Charles
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