

# \$529,000 - 611 Gib Bell Close, Irricana

MLS® #A2227381

**\$529,000**

5 Bedroom, 4.00 Bathroom, 1,949 sqft

Residential on 0.18 Acres

NONE, Irricana, Alberta

| PRICE DROPPED | Your ideal family home awaits at 611 Gib Bell Close. Located in the tranquil town of Irricana—just 30 minutes from Calgary—this fully finished two-storey home features 5 bedrooms, 3.5 bathrooms, and incredible value. Step inside to a bright, well-designed layout with a spacious main living area filled with natural light. The kitchen offers plenty of cabinet space and a seamless connection to the dining area—perfect for both entertaining and relaxed family meals.

Upstairs, you™ll find four generously sized bedrooms, including a primary suite with its own ensuite and walk-in closet. The finished basement adds flexible living space, ideal for a home office, gym, media room, or guest suite. Featuring a extra bedroom and full washroom.

Outside, enjoy peaceful summer evenings in the fully fenced backyard with open views and added privacy. A triple attached garage and extended driveway ensure ample parking and storage.

This home delivers the perfect blend of affordability, space, and small-town charm—all with easy access to Airdrie, Calgary, and Crossfield. Whether you're a first-time buyer, growing your family, or looking for a smart investment, this home is a must-see. Schedule your private tour today to experience everything it has to offer.



Built in 2003

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2227381    |
| Price          | \$529,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,949       |
| Acres          | 0.18        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 611 Gib Bell Close |
| Subdivision | NONE               |
| City        | Irricana           |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T0M 1B0            |

## Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 6                                |
| Parking        | Driveway, Triple Garage Attached |
| # of Garages   | 3                                |

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer                |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |

|              |                |
|--------------|----------------|
| Fireplaces   | Gas            |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance, Private Yard                                           |
| Lot Description   | Back Yard, Few Trees, Front Yard, Landscaped, Low Maintenance Landscape, Open Lot |
| Roof              | Asphalt Shingle                                                                   |
| Construction      | Vinyl Siding, Wood Frame                                                          |
| Foundation        | Poured Concrete                                                                   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 5               |
| Zoning         | R               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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