

\$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 top-to-exterior transformation, including: Brand new hopper-style windows, new exterior doors, vinyl siding, and shingles, 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 | 1 |
| Zoning | R |

Listing Details

| | |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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