

# \$649,900 - 604 Madison Drive, Irricana

MLS® #A2230236

**\$649,900**

6 Bedroom, 3.00 Bathroom, 2,167 sqft

Residential on 0.33 Acres

NONE, Irricana, Alberta

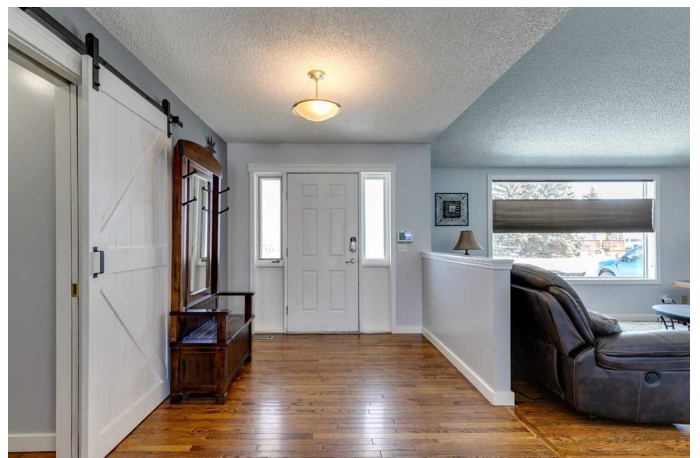
MASSIVE DOUBLE LOT! This beautifully renovated bungalow blends modern elegance with classic charm. Step inside to vaulted ceilings and expansive windows that fill the open layout with natural light, highlighting the seamless hardwood floors throughout.

The upgraded kitchen is a chef's dream with shaker-style cabinetry, white appliances, mosaic backsplash, a deep undermount sink, and built-in wine rack. The breakfast nook overlooks the backyard, while the cozy family room features a brick-faced wood-burning fireplace and French doors that lead to a private deck and outdoor oasis.

The primary suite is a true retreat with deck access, vaulted ceilings, a walk-in closet with custom built-ins, and a spa-inspired 5-piece ensuite featuring a freestanding tub, rain shower, and his-and-her vessel sinks. Three additional bedrooms and a stylish 4-piece bathroom complete the main floor, along with a spacious laundry room equipped with high-end Samsung appliances.

The fully finished basement offers two more bedrooms, a 4-piece bath, a large rec room with kitchenette, a gym area, cold room, infrared sauna, and generous storage space.

Outside, enjoy a full-width deck, hot tub, manicured backyard with raspberry bushes and spruce trees, and a heated Quonset for



hobbies or storage. The tandem triple-car garage and RV parking complete this dream setup.

All this just 20 minutes to Airdrie and 40 minutes to Calgary. This is small-town living with big lifestyle appealâ€”don't miss your chance to call it home!

Built in 1989

**Essential Information**

MLS® #	A2230236
Price	\$649,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	2,167
Acres	0.33
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	604 Madison Drive
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M1B0

**Amenities**

Parking Spaces	5
Parking	Gravel Driveway, Heated Garage, Triple Garage Attached, Tandem
# of Garages	3

**Interior**

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s), French Door
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantle, Wood Burning, Gas Starter
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Gazebo, Landscaped, Many Trees, Private, Rectangular Lot
Roof	Asphalt
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	4
Zoning	R-1

## Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.