

# \$519,900 - 611 Gib Bell Close, Irricana

MLS® #A2227381

**\$519,900**

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 an 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	\$519,900
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	33
Zoning	R

## Listing Details

Listing Office	eXp Realty
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