

\$528,000 - 604 McCulloch Crescent, Irricana

MLS® #A2240082

\$528,000

5 Bedroom, 4.00 Bathroom, 2,530 sqft

Residential on 0.17 Acres

NONE, Irricana, Alberta

This spacious 2-storey home offers just over 3,660 sq ft of developed living space and sits on a generous corner lot in a quiet, family-friendly community. If you're looking for a home with plenty of room and great value for the square footage, this one is worth a look.

The layout offers flexibility and function for a growing family or multi-generational living. As you approach, you'll notice the covered front porch, a great spot to relax and enjoy the neighborhood. Inside, the main floor includes a large front family room, dining room, a private office with French doors, a half bath, and a separate laundry room. The kitchen features granite countertops, stainless steel appliances, and plenty of cabinet space, opening to a cozy living area with a fireplace.

Upstairs, you'll find four well-sized bedrooms, including the primary with a walk-in closet, 5-piece ensuite, and private upper deck – a great place to enjoy your morning coffee. A second full bathroom completes the upper level.

The finished basement offers a spacious rec room, a fifth bedroom, an additional bathroom, and a roughed-in area ready for a future wet bar. Ample storage throughout ensures everything has its place.

The backyard is massive – perfect for entertaining, kids, pets, or future landscaping



ideas. The heated double attached garage, newer roof (2021), and hot water tank (2024) add to the overall value.

This home offers exceptional value for its size and layout – a solid, well-built property with one of the more spacious floorplans in the area and a great corner lot. It’s comfortable and move-in ready as-is, while still offering the potential for future updates to make it your own. This is your chance to create a home that truly fits your needs.

Book your private showing today!

Built in 1992

Essential Information

MLS® #	A2240082
Price	\$528,000
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,530
Acres	0.17
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	604 Mcculloch Crescent
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M 1B0

Amenities

Parking Spaces	4
Parking	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Granite Counters, Kitchen Island, Pantry, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Dog Run, Fire Pit, Lighting, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, Street Lighting, Corner Lot
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2025
Days on Market	41
Zoning	R

Listing Details

Listing Office	The Real Estate District
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