

# \$599,000 - 604 McCulloch Crescent, Irricana

MLS® #A2205741

**\$599,000**

5 Bedroom, 4.00 Bathroom, 2,530 sqft  
Residential on 0.17 Acres

NONE, Irricana, Alberta

Welcome to 604 McCulloch Crescent in Irricana! This impressive 2-storey home offers just over 3,650 sq ft of beautifully developed living space. Situated on a large spacious corner lot, this home has plenty to offer. Walking up to the house, you'll notice the generously sized front porch perfect for relaxing and taking in the neighborhood. As you step inside, you'll be greeted by vaulted ceilings and a welcoming front family room. The main floor also features a good-sized laundry room, a half bath, and a private office with French doors, perfect for working or studying. The spacious kitchen includes stainless steel appliances, granite countertops, built-ins, a pantry, and ample cabinetry. Adjacent to the kitchen, the cozy living room invites you to unwind by the fireplace, your new favorite spot to relax. Heading upstairs, you'll find four generously sized bedrooms, including the primary suite with a walk-in closet and a 5-piece ensuite featuring a double vanity, stand-up shower, and relaxing soaker tub. The private deck off the primary bedroom is the perfect spot for morning coffee. An additional full bathroom completes the upper level. The fully developed basement adds even more living space with a large rec room, a fifth bedroom, and another bathroom. You'll also find a roughed-in area ready for a future wet bar, ideal for entertaining! Ample storage space ensures that everything has its place. Outside, the backyard is an entertainer's



delight with a huge yard, a spacious deck, a fire pit, and additional storage. Plus, the property features a large double attached heated garage, perfect for cold Alberta winters.

This home offers exceptional value and space, making it a must-see for families seeking comfort and style. Don't miss this rare opportunity to make this beautiful home your own!

Built in 1992

### Essential Information

MLS® #	A2205741
Price	\$599,000
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, 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, Corner Lot, Front Yard, Landscaped, Lawn, Level, Street Lighting

Roof Asphalt Shingle

Construction Concrete, Stucco, Wood Frame, Mixed

Foundation Poured Concrete

### Additional Information

Date Listed April 4th, 2025

Days on Market 1

Zoning R

### Listing Details

Listing Office The Real Estate District

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