

\$460,000 - 831 Pioneer Drive, Irricana

MLS® #A2214086

\$460,000

3 Bedroom, 3.00 Bathroom, 1,545 sqft
Residential on 0.15 Acres

NONE, Irricana, Alberta

This is the family home youâ€™ve been waiting for. Welcome to 831 Pioneer Drive â€“ a fully finished, 3 bedroom, 2.5 bathroom two-storey offering exceptional value in the peaceful community of Irricana, just 30 minutes from Calgary.

From the moment you walk in, youâ€™ll appreciate the functional layout, spacious main living area, and natural light throughout. The kitchen is designed for everyday living with ample cabinet space, a sit-up peninsula, and easy flow to the dining area â€“ perfect for entertaining or quiet nights in.

Upstairs, youâ€™ll find three well-sized bedrooms including a primary suite complete with a private ensuite and walk-in closet. The fully finished basement adds versatility with extra room for a home office, gym, media space, or guest area.

Enjoy summer evenings in your fully fenced backyard with no neighbours behind â€“ offering privacy and wide-open views. The double attached garage and extended driveway provide plenty of parking and storage space.

This home offers the ideal balance of affordability, space, and quiet small-town living â€“ all within easy reach of Airdrie, Calgary, and Crossfield. Whether you're upsizing, investing, or buying your first home, this



property is one you won't want to miss.

Book your private showing today and experience the value this home offers firsthand.

Built in 1998

Essential Information

MLS® #	A2214086
Price	\$460,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,545
Acres	0.15
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	831 Pioneer Drive
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M 1B0

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),

	Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Garden, Lawn, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Wood Frame, Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 19th, 2025
Days on Market	4
Zoning	R

Listing Details

Listing Office	eXp Realty
----------------	------------

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.