



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3037 KEY Drive, Airdrie T4B3N8**

MLS®#: **A2124472**

Area: **Key Ranch**

Listing Date: **04/21/24**

List Price: **\$619,900**

Status: **Active**

County: **Airdrie**

Change: **+\$20k, 16-May**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

City/Town:

**Airdrie**

Year Built:

**2024**

Lot Information

Lot Sz Ar:

**3,062 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,903**

Low Sqft:

Ttl Sqft:

**1,903**

Access:

**See Remarks**

Lot Feat:

Park Feat:

**Covered,See Remarks,Single Garage Attached**

DOM

**29**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**1**

Utilities and Features

Roof:

**Asphalt Shingle**

Heating:

**Forced Air,Natural Gas**

Sewer:

Ext Feat:

**None**

Construction:

**Wood Frame**

Flooring:

**Carpet,Laminate,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**See Remarks**

Int Feat:

**Quartz Counters,See Remarks,Separate Entrance**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	10`0" x 12`2"	Living Room	Main	13`2" x 12`2"
Kitchen	Main	12`10" x 12`6"	2pc Bathroom	Main	
Bedroom	Upper	11`8" x 10`6"	Bedroom	Upper	11`2" x 10`8"
Bonus Room	Upper	11`2" x 10`1"	Bedroom - Primary	Upper	11`6" x 14`3"
3pc Ensuite bath	Upper		4pc Bathroom	Upper	
Laundry	Upper				

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R2

2312456

Remarks

Pub Rmks:

Welcome to Key Ranch, where urban living meets the tranquility of nature! Key Ranch offers panoramic views of the sprawling prairie landscape, with the city skyline and majestic Rocky Mountains as your backdrop. Presenting The Sudbury, an exquisite half-duplex crafted by Akash Homes, designed to elevate your lifestyle. Step into the open-concept main floor, where 9' ceilings and laminate flooring create a sense of spaciousness and warmth. The stylish kitchen, adorned with quartz countertops, invites culinary creativity! Ascend to the second level and discover your personal sanctuary. A generously sized bonus room offers versatility for relaxation or entertainment. With the convenience of second-floor laundry, chores become effortless. Three well-appointed bedrooms await, each offering comfort and privacy. The primary retreat beckons with a walk-in closet and ensuite bath, providing a haven for rejuvenation and pampering. Experience the epitome of modern living in The Sudbury in Key Ranch. This home offers additional perks of an attached, oversized single garage and a separate side entry! .\*\*PLEASE NOTE\*\* PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY /CHANGES WITHOUT NOTICE. HOME IS UNDER CONSTRUCTION.

LIMITED TIME PROMO: \$5,000 CREDIT to The Brick in lieu of appliances

Century 21 All Stars Realty Ltd.

Inclusions:

Property Listed By:

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









