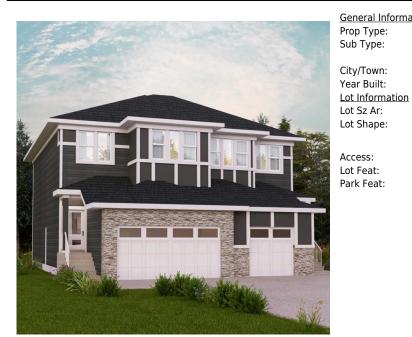


3037 KEY Drive, Airdrie T4B3N8

MLS®#: A2124472 **Key Ranch** Listing 04/21/24 List Price: **\$619,900** Area:

Status: Active County: **Airdrie** Change: +\$20k, 16-May Association: Fort McMurray

Date:



General Information

Residential Prop Type:

Sub Type: Semi Detached (Half

Duplex) Finished Floor Area **Airdrie** Abv Saft:

1,903 2024 Low Sqft:

> Ttl Sqft: 1,903

3,062 sqft

Parking

<u>DOM</u>

Layout

Beds:

Baths:

Style:

29

Ttl Park: 2 Garage Sz: 1

3 (3)

2.5 (2 1)

2 Storey, Side by Side

Access:

Lot Feat: See Remarks

Covered, See Remarks, Single Garage Attached

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

Legal/Tax/Financial

Title: Zoning: Fee Simple R2

Upper

Laundry

Pub Rmks:

Legal Desc: **2312456**

Remarks

Welcome to Key Ranch, where urban living meets the tranquillity 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.

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

Property Listed By: Century 21 All Stars Realty Ltd.

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







