



THE
A-TEAM

**RE/MAX
FIRST**

1026 FOWLER Road, Airdrie T4B0B7

MLS®#: **A2139303**

Area: **Key Ranch**

Listing Date: **06/07/24**

List Price: **\$769,900**

Status: **Active**

County: **Airdrie**

Change: **+\$32k, 13-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2024**
Lot Information
Lot Sz Ar: **3,785 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,185**
Low Sqft:
Ttl Sqft: **2,185**

DOM

113
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting**

Construction: **Wood Frame**
Flooring: **Carpet, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Refrigerator**
Int Feat: **Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`0" x 5`0"	Bedroom - Primary	Second	15`2" x 13`0"
5pc Ensuite bath	Second	10`2" x 8`10"	Bedroom	Second	10`9" x 10`2"
Bedroom	Second	10`1" x 9`1"	4pc Bathroom	Second	10`2" x 5`11"
Bedroom	Second	12`0" x 9`10"			

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **2312456**

Zoning: **R-1**

Remarks

Pub Rmks: **Welcome to the brand new community of Key Ranch! The Brand new home built by Prominent Homes is a two-story Walk-out with 4 Bedrooms and 3 Bathrooms! The Main Floor is Open concept and features a office/den which is perfect for working from home. It also has a walk-through pantry, chic kitchen and nice size dining room and great room. The upper floor has 4 Bedrooms including a primary bedroom with a 5 piece ensuite and laundry room. The basement is a Walk-out and is ready for your personal touch. Possession will be in the October, 2024. Call to book your private showing today!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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