



THE
A-TEAM

**RE/MAX
FIRST**

3093 KEY Drive, Airdrie T4B 3N8

MLS®#: **A2146323**

Area: **Key Ranch**

Listing Date: **07/03/24**

List Price: **\$599,900**

Status: **Active**

County: **Airdrie**

Change: **+\$10k, 07-Aug**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

Finished Floor Area

City/Town:

Airdrie

Abv Sqft:

1,621

Year Built:

2024

Low Sqft:

Lot Information

Ttl Sqft:

1,621

Lot Sz Ar:

2,610 sqft

Lot Shape:

Access:

Rectangular Lot

Lot Feat:

Single Garage Attached

Park Feat:

DOM

75

Layout

Beds: **3 (3)**

Baths:

2.5 (2 1)

Style:

2 Storey, Side by Side

Parking

Ttl Park:

1

Garage Sz:

1

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

Wood Frame

Flooring:

Carpet, Laminate, Tile

Water Source:

Fnd/Bsmnt:

Poured Concrete

Kitchen Appl: **None**

Int Feat: **See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	15`8" x 8`4"
Living Room	Main	13`5" x 10`7"
Bedroom	Second	14`2" x 9`5"
2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Second	0`0" x 0`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	10`6" x 8`4"
Bedroom - Primary	Second	12`4" x 13`5"
Bedroom	Second	10`10" x 9`5"
3pc Ensuite bath	Second	0`0" x 0`0"
Laundry	Second	0`0" x 0`0"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

R2

Legal Desc:

2312456

Remarks

Pub Rmks:

Explore all Key Ranch has to offer from its breathtaking views of the Rocky Mountains, wide open spaces but still has the hustle and bustle feel of the city. Shopping and an abundance of natural amenities are just minutes away. The best of country and urban living come together in Key Ranch. Key Ranch, located on the west edge of the city of Airdrie, offers the ideal balance between urban and rural living. Key Ranch connects you and your family to the beauty and serene living yet still minutes away from all that you need. The Soho features 3 bedrooms, 2.5 bathrooms and a front attached garage. Enjoy extra living space on the main floor with the laundry room on the second floor. The 9-foot ceilings and quartz countertops throughout blends style and functionality for your family to build endless memories. **PLEASE NOTE** PICTURES ARE OF SHOW HOME/RENDERINGS; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE** Home is NOT BUILT.****

Inclusions:

\$5,000 CREDIT to the BRICK

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