



THE
A-TEAM

**RE/MAX
FIRST**

31 KEY Cove, Airdrie T4B0B7

MLS®#: **A2153492**

Area: **Key Ranch**

Listing Date: **07/29/24**

List Price: **\$799,900**

Status: **Active**

County: **Airdrie**

Change: **-\$20k, 11-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,809 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,430**
Low Sqft:
Ttl Sqft: **2,430**

DOM

51
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Level, Street Lighting**
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator**
Int Feat: **Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Smart Home, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	5pc Bathroom	Upper	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	Dining Room	Main	11`6" x 14`3"
Great Room	Main	13`6" x 14`11"	Kitchen	Main	11`4" x 14`0"
Bonus Room	Upper	13`9" x 13`7"	Bedroom - Primary	Upper	12`3" x 14`5"
Bedroom	Upper	11`0" x 10`3"	Bedroom	Upper	9`10" x 10`8"

Flex Space

Main

9`0" x 9`11"

Bedroom
Legal/Tax/Financial

Upper

9`11" x 10`4"

Title:
Fee Simple
Legal Desc:

2312456

Zoning:
R1-U

Remarks

Pub Rmks: **Discover the Legacy by Sterling Homes Calgary, blending luxury and practicality. This home features 4 bedrooms, 2.5 bathrooms, and a 2-car garage with 9' knockdown ceilings on both the main floor and basement. The executive kitchen boasts a gas cooktop, stainless steel appliances, an undermount sink, a water line to the fridge, a walk-through pantry, and a chimney hood fan. The main floor includes a flex room with double doors. Enjoy quartz countertops, Luxury Vinyl Planks (LVP) flooring, extra windows, and an electric fireplace with floor-to-ceiling tile. The primary bedroom's 5-piece ensuite features a walk-in shower, soaker tub, dual sinks, and a private WC. The rear deck is 12'6"x9' with a gas line for BBQs. Accented with black hardware, this home is designed for modern living. Currently under construction - possession expected Fall 2024. *Photos are representative.***

Inclusions:
Property Listed By:

N/A
Bode Platform Inc.

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





