



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1042 FOWLER Road, Airdrie T4B0B7**

MLS® #: **A2153747**

Area: **Key Ranch**

Listing Date: **07/30/24**

List Price: **\$829,900**

Status: **Active**

County: **Airdrie**

Change: **-\$19k, 11-Sep**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,784 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,546**

Low Sqft:

Ttl Sqft: **2,546**

DOM

**51**

Layout

Beds: **5 (5)**

Baths: **4.0 (4 0)**

Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Level, Street Lighting**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
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: **Double Vanity, High Ceilings, Open Floorplan, Pantry, Smart Home, Soaking Tub, Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>		<b>5pc Ensuite bath</b>	<b>Upper</b>	
<b>4pc Bathroom</b>	<b>Upper</b>		<b>3pc Ensuite bath</b>	<b>Upper</b>	
<b>Nook</b>	<b>Main</b>	<b>12`0" x 11`6"</b>	<b>Great Room</b>	<b>Main</b>	<b>15`11" x 13`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`0" x 11`9"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`2" x 11`3"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>16`0" x 13`3"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 12`6"</b>

**Bedroom  
Bonus Room**

**Upper  
Upper**

**10`0" x 12`6"  
15`11" x 12`3"**

**Bedroom - Primary**

**Upper**

**11`9" x 13`6"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2312456**

Zoning:  
**R1-U**

Remarks

Pub Rmks:

**The Pierce 2 by Sterling Homes Calgary offers 5 bedrooms, 4 bathrooms, and a 2-car garage. It features 9' knockdown ceilings on both the main floor and basement. The executive kitchen includes a gas cooktop, built-in stainless steel appliances, an undermount sink, a water line to the fridge, a walk-in pantry, and a chimney hood fan. The main floor has a full bedroom and bath, perfect for guests. Enjoy dual primary bedrooms and quartz countertops with undermount sinks throughout. Luxury Vinyl Plank (LVP) flooring covers the main floor and wet areas. Additional highlights include extra windows for natural light, an electric fireplace with wall-to-wall tile, and a vaulted ceiling in the bonus room. The 5-piece ensuite in the primary bedroom features a walk-in shower, a soaker tub, dual sinks, and a private WC. The rear deck measures 13'6"x9', and the home is accented with black hardware. 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**





