



THE
A-TEAM

**RE/MAX
FIRST**

40 KEY Cove, Airdrie T4B0B7

MLS® #: **A2157441**

Area: **Key Ranch**

Listing Date: **08/13/24**

List Price: **\$729,900**

Status: **Active**

County: **Airdrie**

Change: **-\$20k, 17-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2023**

Finished Floor Area

Abv Sqft: **2,338**

Low Sqft:

Ttl Sqft: **2,338**

Lot Information

Lot Sz Ar: **3,570 sqft**

Lot Shape:

DOM

36

Layout

Beds: **3 (3)**

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,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Range,Refrigerator**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Smart Home,Soaking Tub,Stone Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		4pc Bathroom	Upper	
5pc Ensuite bath	Upper		Dinette	Main	13`4" x 10`0"
Great Room	Main	15`4" x 13`0"	Kitchen	Main	9`8" x 23`0"
Bedroom - Primary	Upper	12`5" x 12`0"	Other	Upper	10`5" x 6`6"
Bedroom	Upper	12`0" x 9`9"	Bedroom	Upper	10`3" x 10`9"

Bonus Room

Upper

14`3" x 14`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2312456

Zoning:

R1-U

Remarks

Pub Rmks:

Welcome to the Hadley by Bedrock Homes, where modern design meets everyday convenience. This open-concept home boasts 3 spacious bedrooms and 2.5 baths, including a luxurious primary bedroom with a vast walk-in closet featuring upgraded shelving and a 5-piece ensuite with dual sinks, a walk-in shower, and a free-standing tub. The thoughtfully designed second floor offers a walk-through laundry room that connects directly to the primary walk-in closet. Downstairs, a separate entrance and 9' basement ceilings provide versatility and potential. The mudroom is equipped with an organizer bench, shelf, and hooks for optimal storage. The gourmet kitchen is a chef's dream, with quartz countertops, and soft-close doors and drawers. The living room is enhanced by a 50" linear LED electric fireplace, while modern smart home technology throughout ensures comfort and efficiency. Photos are representative

Inclusions:

N/A

Property Listed By:

Bode Platform Inc.

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