



THE
A-TEAM

**RE/MAX
FIRST**

120 KEY Cove, Airdrie T4B5T3

MLS®#: **A2165316**

Area: **Key Ranch**

Listing Date: **09/12/24**

List Price: **\$779,900**

Status: **Active**

County: **Airdrie**

Change: **-\$20k, 24-Sep**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **7,158 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard, No Neighbours Behind**
Park Feat: **Double Garage Attached**

DOM

16
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		5pc Ensuite bath	Upper	
4pc Bathroom	Upper		Kitchen	Main	10`4" x 12`2"
Dinette	Main	12`8" x 10`6"	Bedroom - Primary	Upper	12`8" x 15`4"
Bedroom	Upper	10`4" x 10`4"	Bedroom	Upper	10`1" x 10`8"
Bonus Room	Upper	19`0" x 16`6"	Flex Space	Main	8`6" x 10`0"

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

Zoning: **R1-U**

Remarks

Pub Rmks: **The Callie by Bedrock Homes is a beautifully designed 3-bedroom, 2.5-bathroom, two-story home featuring a double attached garage and a spacious pie-shaped yard with a rear deck complete with aluminum railing. Enjoy the bright sunshine basement with a 9' foundation and oversized windows, offering plenty of natural light. The second-floor walk-in laundry and linen closet provide ease and convenience. Upgraded melamine shelving in the primary walk-in closet, pantry, and mudroom enhances organization throughout. The home boasts quartz countertops with undermount sinks in the kitchen and bathrooms, soft-close cabinet doors and drawers, 41" upper cabinets in the kitchen, and stainless steel kitchen appliances. The cozy living area includes a 50" linear LED electric fireplace with a media conduit and power above for seamless TV mounting, while a modern smart home technology system completes the package. 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