



THE
A-TEAM

**RE/MAX
FIRST**

76 KEY Cove, Airdrie T4B5T3

MLS®#: **A2166579**

Area: **Key Ranch**

Listing Date: **09/20/24**

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

Status: **Active**

County: **Airdrie**

Change: **+\$20k, 04-Oct**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **2,307**

Low Sqft:

Ttl Sqft: **2,307**

Lot Information

Lot Sz Ar: **3,926 sqft**

Lot Shape:

DOM

61

Layout

Beds: **4 (4)**

Baths: **3.0 (3 0)**

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,Range Hood,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
3pc Bathroom	Main		4pc Bathroom	Upper	
5pc Ensuite bath	Upper		Dinette	Main	11`6" x 9`6"
Great Room	Main	17`6" x 13`6"	Kitchen	Main	11`6" x 12`3"
Bedroom - Primary	Upper	11`6" x 16`0"	Bedroom	Main	9`6" x 11`0"
Bedroom	Upper	9`4" x 12`6"	Bedroom	Upper	9`4" x 12`6"

Bonus Room

Upper

15` 4" x 12` 6"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2312456

Zoning:

R1-U

Remarks

Pub Rmks:

Welcome to the stunning Priya by Bedrock Homes, a 4-bedroom, 3-bathroom walkout home that blends style and functionality. The spacious open-to-below design creates a grand ambiance, while the main floor bedroom with a 3-piece bath adds convenience for guests or family members. The primary bedroom offers luxury with a huge walk-in closet featuring upgraded shelving and a 5-piece ensuite complete with dual sinks, a walk-in shower, and a freestanding tub. The second floor includes a walkthrough laundry with linen shelves for added ease. The mudroom boasts an organizer bench with shelf and hooks, perfect for staying organized. Throughout the home, enjoy quartz countertops, soft-close cabinetry, and sleek 41" upper cabinets in the kitchen. A 50" linear LED electric fireplace enhances the cozy atmosphere, while modern smart home technology provides cutting-edge convenience. 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



