



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**39 KEY Cove, Airdrie T4B5T1**

MLS®#: **A2168698**

Area: **Key Ranch**

Listing Date: **09/27/24**

List Price: **\$795,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **2,110**

Low Sqft:

Ttl Sqft: **2,110**

Lot Information

Lot Sz Ar: **4,417 sqft**

Lot Shape:

DOM

**117**

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

Kitchen Appl: **Refrigerator**  
Int Feat: **See Remarks**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>		<b>4pc Bathroom</b>	<b>Upper</b>	
<b>5pc Ensuite bath</b>	<b>Upper</b>		<b>Dining Room</b>	<b>Main</b>	<b>12`8" x 8`1"</b>
<b>Family Room</b>	<b>Main</b>	<b>12`3" x 13`9"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`2" x 10`10"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`11" x 12`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`7" x 11`7"</b>

**Bedroom**  
**Bonus Room**

**Upper**  
**Upper**

**13`0" x 10`4"**  
**14`1" x 11`2"**

**Flex Space**

**Upper**

**10`0" x 8`0"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**TBD**

Zoning:

**R1-U**

Remarks

Pub Rmks:

**This meticulously crafted two-story home spans a spacious 2,088 square feet, catering to the modern lifestyle of families and remote professionals. It offers three generously sized bedrooms, the Primary with a five-piece ensuite, an additional full bathroom, a convenient half bathroom, and an attached two-car garage and main floor flex room at the front entrance to accommodate any work-from-home needs. Upon entering, you'll discover a well-lit and spacious living area, complemented by a cozy gas fireplace, ideal for keeping you comfortable during those extended workdays. The open-concept kitchen and dining area are impeccably designed, featuring modern appliances and an expansive workspace, perfect for seamless transitions between work and leisure. Upstairs, a spacious primary bedroom, complete with a walk-in closet and luxurious ensuite bathroom, becomes your personal sanctuary. The two additional bedrooms are bathed in natural light through generous windows, creating inviting spaces for creative breaks. 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**