



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

54

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

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