



THE
A-TEAM

**RE/MAX
FIRST**

3042 KEY Drive, Airdrie T4B5T1

MLS®#: **A2170073** Area: **Key Ranch** Listing Date: **10/02/24** List Price: **\$809,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2024** Abv Sqft: **2,108**
Lot Information Low Sqft:
 Lot Sz Ar: **3,798 sqft** Ttl Sqft: **2,108**
 Lot Shape:

DOM

27
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Backs on to Park/Green Space**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Refrigerator**
 Int Feat: **Walk-In Closet(s)**
 Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|--------------|-----------------------|
| 2pc Bathroom | Main | |
| 4pc Bathroom | Upper | |
| Dining Room | Main | 9`11" x 11`0" |
| Bedroom - Primary | Upper | 14`2" x 13`11" |
| Bedroom | Upper | 12`0" x 9`1" |
| Kitchen | Main | 11`10" x 12`2" |

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------------------|--------------|----------------------|
| 5pc Ensuite bath | Upper | |
| Great Room | Main | 13`8" x 12`0" |
| Flex Space | Main | 8`0" x 11`0" |
| Bedroom | Upper | 10`9" x 11`6" |
| Bonus Room | Upper | 11`5" x 12`5" |

Title:
Fee Simple

Zoning:
TBD

Legal Desc: **TBD**

Remarks

Pub Rmks: **The perfect home layout, open to below on a luxurious walkout lot to the park complete with playground and pond. This home features fireplace, full deck and discreet access to laundry. 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