



THE
A-TEAM

**RE/MAX
FIRST**

44 KEY Cove, Airdrie T4B 0B7

MLS®#: **A2176861**

Area: **Key Ranch**

Listing Date: **11/01/24**

List Price: **\$659,900**

Status: **Active**

County: **Airdrie**

Change: **-\$40k, 12-Nov**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,333 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,032**

Low Sqft:

Ttl Sqft: **2,032**

DOM

19

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **See Remarks**

Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions
Kitchen	Main	14`2" x 9`9"
Mud Room	Main	0`0" x 0`0"
Dining Room	Main	8`0" x 9`9"
Bedroom	Second	12`9" x 10`1"
Bonus Room	Second	14`0" x 13`10"
5pc Ensuite bath	Second	0`0" x 0`0"

Room	Level	Dimensions
Family Room	Main	14`1" x 13`0"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Second	12`1" x 17`1"
Bedroom	Second	11`11" x 10`5"
4pc Bathroom	Second	0`0" x 0`0"
Laundry	Second	0`0" x 0`0"

Legal/Tax/Financial

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

Zoning: **R1-U**

Remarks

Pub Rmks: **Explore all Key Ranch has to offer from its breathtaking views of the Rocky Mountains, wide open spaces but still has the hustle and bustle feel of the city. Shopping and an abundance of natural amenities are just minutes away. The best of country and urban living come together in Key Ranch. Key Ranch, located on the west edge of the city of Airdrie, offers the ideal balance between urban and rural living. Key Ranch connects you and your family to the beauty and serene living yet still minutes away from all that you need. With over 2000 SQFT of living space, this single-family home the "Brattle" features 3 bedrooms, 2.5 bathrooms and an expansive walk-in closet in the primary bedroom. The separate entry, 9-foot ceilings and quartz countertops throughout blend style and functionality for your family to build endless memories.**PLEASE NOTE** PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY /CHANGES WITHOUT NOTICE. HOME IS UNDER CONSTRUCTION.**

Inclusions: **\$5000 BRICK Credit**
 Property Listed By: **Century 21 All Stars Realty Ltd.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







