



THE
A-TEAM

**RE/MAX
FIRST**

88 KEY Cove, Airdrie T4B 0B7

MLS®#: **A2176880**

Area: **Key Ranch**

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

List Price: **\$699,900**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 12-Nov**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,524 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,073**

Low Sqft:

Ttl Sqft: **2,073**

DOM

21

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: **Quartz Counters,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	15`8" x 12`1"
Dining Room	Main	8`0" x 12`1"
2pc Bathroom	Main	
Bedroom	Second	11`1" x 12`1"
Bonus Room	Second	13`1" x 12`1"
5pc Ensuite bath	Second	

Room	Level	Dimensions
Family Room	Main	11`9" x 11`0"
Mud Room	Main	
Bedroom - Primary	Second	11`5" x 12`7"
Bedroom	Second	11`1" x 9`9"
4pc Bathroom	Second	
Laundry	Second	

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. From Akash Homes comes the 'Otis-Z' model. With over 2000 square feet of open-concept living space, the Otis is built with your growing family in mind. This single-family home features a walk-out basement, 3 bedrooms, 2.5 bathrooms, a SEPARATE SIDE ENTRY, quartz counters, electric fireplace in the great room, and an expansive walk-in closet in the primary bedroom. Enjoy extra living space on the main floor with the laundry room on the second floor. Take life to new heights in Key Ranch! ****PLEASE NOTE** UNDER CONSTRUCTION! PICTURES ARE OF SIMILAR HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.****

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







