



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3050 KEY Drive, Airdrie T4B5T1**

MLS®#: **A2177481**

Area: **Key Ranch**

Listing Date: **11/05/24**

List Price: **\$889,900**

Status: **Active**

County: **Airdrie**

Change: **+\$25k, 01-Dec**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **2,749**

Low Sqft:

Ttl Sqft: **2,749**

Lot Information

Lot Sz Ar: **4,133 sqft**

Lot Shape:

DOM

**46**

Layout

Beds: **4 (4 )**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,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: **None**

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

Kitchen Appl: **Dishwasher,Range,Range Hood,Refrigerator**  
Int Feat: **Double Vanity,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Smart Home,Soaking Tub,Stone Counters,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>		<b>4pc Bathroom</b>	<b>Upper</b>	
<b>5pc Ensuite bath</b>	<b>Upper</b>		<b>Great Room</b>	<b>Main</b>	<b>10`4" x 16`0"</b>
<b>Dinette</b>	<b>Main</b>	<b>12`8" x 10`4"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>21`0" x 16`8"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`3" x 15`5"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`6" x 12`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`8" x 12`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`8" x 10`0"</b>

**Bedroom**                      **Main**                      **10`4" x 10`0"**                      Legal/Tax/Financial

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Title:                                      Zoning:  
**Fee Simple**                                      **R1-U**  
Legal Desc:                      **2312456**                                      Remarks

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Pub Rmks:                      **This stunning 2,750 sq. ft. home offers an expansive layout with 4 bedrooms and 3 full baths, situated on a beautiful walkout pond-backing lot. The primary bedroom boasts serene pond views, a generous walk-in closet with upgraded melamine shelving, and a luxurious 5-piece ensuite featuring dual sinks, a walk-in shower, and a freestanding tub. Enjoy outdoor living on the rear deck with durable aluminum railing. The second floor includes a convenient walk-in laundry room and linen closet. The main floor bedroom is paired with a full 3-piece bath, perfect for guests or family. The gourmet kitchen showcases quartz countertops, soft-close cabinets and drawers, 41" upper cabinets, and stainless steel appliances, including a 32 cu. ft. French door fridge, 5-burner range, chimney hood fan, and built-in dishwasher. A 50" linear LED electric fireplace with media conduit and power above makes the living area perfect for cozy gatherings. Photos are representative.**

Inclusions:                      **N/A**  
Property Listed By:                      **Bode**

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