



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1026 FOWLER Road, Airdrie T4B0B7**

MLS®#: **A2178542**

Area: **Key Ranch**

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

List Price: **\$759,900**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,785 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,166**

Low Sqft:

Ttl Sqft: **2,166**

DOM

**9**

Layout

Beds: **4 (4 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting**

Construction:

**Wood Frame**

Flooring:

**Carpet, Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Refrigerator**

Int Feat: **Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`0"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`2" x 13`0"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>10`2" x 8`10"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`9" x 10`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`1" x 9`1"</b>	<b>5pc Bathroom</b>	<b>Second</b>	<b>10`2" x 5`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`0" x 9`10"</b>			

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

**R-1**

Legal Desc:

**2312456**

Remarks

Pub Rmks: **Welcome to the brand new community of Key Ranch! The Brand new home built by Prominent Homes is a two-story Walk-out with 4 Bedrooms and 3 Bathrooms! The Main Floor is Open concept and features a office/den which is perfect for working from home. It also has a walk-through pantry, chic kitchen and nice size dining room and great room. The upper floor has 4 Bedrooms including a primary bedroom with a 5 piece ensuite and laundry room. The basement is a Walk-out and is ready for your personal touch. Possession will be in the October, 2024. Call to book your private showing today!**

Inclusions: **N/A**

Property Listed By: **eXp Realty**

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



