



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**23 KEY COVE , Airdrie T4B3N8**

MLS®#: **A2178907**

Area: **Key Ranch**

Listing Date: **11/13/24**

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

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,110 sqft**  
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,854**

Low Sqft:

Ttl Sqft: **1,854**

DOM

**9**

Layout

Beds: **3 (3 )**

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
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`3" x 13`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`7" x 9`7"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>7`11" x 5`1"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Second</b>	<b>10`7" x 9`7"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>11`0" x 9`8"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 5`0"</b>

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **R-1**

Legal Desc:

2312456

Remarks

Pub Rmks:

**Welcome to the new community of Key Ranch! This is the the perfect home for families looking for a welcoming and cozy lifestyle. This stunning three bedroom home with an attached double car garage features tons of natural light. The Main Floor has a chic Kitchen, nice size island, Nook and Family Room. Upstairs has 3 large bedrooms including a Primary bedroom with 5-piece Ensuite, walk-in closet, Laundry Room and a Bonus room. Act fast, now that this home is complete and ready for the perfect family, it won't last long! 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**





