



THE
A-TEAM

**RE/MAX
FIRST**

39 KEY COVE , Airdrie T4B3N8

MLS®#: **A2178911**

Area: **Key Ranch**

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

List Price: **\$739,900**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **2,107**

Low Sqft:

Ttl Sqft: **2,107**

Lot Information

Lot Sz Ar: **4,460 sqft**

Lot Shape:

DOM

8

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

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

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, Range Hood, 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
Bedroom - Primary	Second	13`11" x 12`0"	Bedroom	Second	13`0" x 10`4"
Bedroom	Second	12`0" x 10`1"	4pc Bathroom	Second	9`1" x 6`0"
5pc Ensuite bath	Second	11`0" x 9`6"	2pc Bathroom	Main	5`0" x 5`0"

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

R-1

Legal Desc: **2312456**

Remarks

Pub Rmks:

Welcome to the brand new community of Key Ranch! This meticulously crafted two-story home spans a spacious with over 2100 square feet, catering to the modern lifestyle of families and remote professionals. It offers three generously sized bedrooms, the Primary with a five-piece ensuite, an additional full bathroom, a convenient half bathroom, and an attached two-car garage and main floor flex room at the front entrance to accommodate any work-from-home needs. Upon entering, you'll discover a well-lit and spacious living area, complemented by a cozy gas fireplace, ideal for keeping you comfortable during those extended workdays. The open-concept kitchen and dining area are impeccably designed, featuring modern appliances and an expansive workspace, perfect for seamless transitions between work and leisure. Upstairs, a spacious primary bedroom, complete with a walk-in closet and luxurious ensuite bathroom, becomes your personal sanctuary. The two additional bedrooms are bathed in natural light through generous windows, creating inviting spaces for creative breaks. This home is now complete and will be updated with pictures soon! See it before it's gone! 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

