



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3074 KEY Drive, Airdrie T4B 5T1**

MLS®#: **A2179824**

Area: **Key Ranch**

Listing Date: **11/19/24**

List Price: **\$819,900**

Status: **Active**

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: **3,917 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,209**  
Low Sqft:  
Ttl Sqft: **2,209**

DOM

**1**  
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**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **None**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`4" x 9`8"	Living Room	Main	12`9" x 14`2"
Kitchen	Main	12`4" x 10`6"	2pc Bathroom	Main	
Den	Main	12`5" x 9`9"	Bonus Room	Upper	12`1" x 13`1"
Bedroom	Upper	9`1" x 10`10"	Bedroom	Upper	9`5" x 11`7"
Bedroom - Primary	Upper	13`1" x 15`7"	4pc Ensuite bath	Upper	

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 'Fulton' home features a WALKOUT BASEMENT, SEPARATE ENTRANCE, double car garage, 3 bedrooms, 2.5 bathrooms and chrome faucets throughout. Enjoy extra living space on the main floor with the laundry room on the second floor. The 9-foot ceilings on the main floor and quartz countertops throughout blend style and functionality for your family to build endless memories.\*\*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**















