



THE
A-TEAM

**RE/MAX
FIRST**

3082 KEY Drive, Airdrie T4B 5T1

MLS@#: **A2179839**

Area: **Key Ranch**

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

List Price: **\$799,900**

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:

3,701 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

2,117

Low Sqft:

Ttl Sqft:

2,117

DOM

64

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

See Remarks

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

Wood Frame

Flooring:

Carpet,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **None**

Int Feat: **See Remarks**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`5" x 12`5"
Dining Room	Main	10`0" x 12`5"
Bedroom - Primary	Upper	15`7" x 12`11"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Upper	9`10" x 9`8"
5pc Ensuite bath	Upper	0`0" x 0`0"

Room	Level	Dimensions
Living Room	Main	13`4" x 12`8"
Den	Main	10`1" x 8`7"
Bonus Room	Upper	13`10" x 12`9"
Bedroom	Upper	9`6" x 12`1"
4pc Bathroom	Upper	0`0" x 0`0"

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 "Jayne Wakout". With over 2117 (approx) square feet of open-concept living space, the Jayne is built with your growing family in mind. This single-family line home features a WALKOUT BASEMENT, 3 bedrooms, 2.5 bathrooms and an expansive walk-in closet in the primary bedroom, main floor den and upper floor laundry. The 9-foot ceilings on main floor and quartz countertops throughout blends style and functionality for your family to build endless memories. ****PLEASE NOTE** PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES*** COMPLETION EST. MAR-JUN 2025.****

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







