



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3054 KEY Drive, Airdrie T4B5T1**

MLS®#: **A2180010**

Area: **Key Ranch**

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

List Price: **\$864,900**

Status: **Active**

County: **Airdrie**

Change: **+\$30k, 08-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2024**  
Lot Information  
Lot Sz Ar: **3,916 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,529**  
Low Sqft:  
Ttl Sqft: **2,529**

DOM

**64**  
Layout  
Beds: **4 (4 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Creek/River/Stream/Pond,No Neighbours Behind**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Range,Range Hood,Refrigerator**  
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Smart Home,Soaking Tub,Stone Counters,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>		<b>4pc Bathroom</b>	<b>Upper</b>	
<b>5pc Ensuite bath</b>	<b>Upper</b>		<b>Great Room</b>	<b>Main</b>	<b>13`6" x 17`6"</b>
<b>Dinette</b>	<b>Main</b>	<b>11`6" x 12`3"</b>	<b>Bonus Room</b>	<b>Upper</b>	<b>15`4" x 12`6"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`6" x 16`0"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 12`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 12`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 12`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`6" x 11`0"</b>			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1-U**

**2312456**

Remarks

Pub Rmks: **The Priya B by Bedrock Homes is a stunning 2,469 sq. ft. home that perfectly blends luxury and functionality. Featuring 4 spacious bedrooms, including a primary bedroom with a pond view, a huge walk-in closet, and a 5-piece ensuite with dual sinks, a walk-in shower, and a free-standing tub. The upper level also includes a bonus room & walk-in laundry with ample shelving. On the main floor, you'll find a versatile flex room & a beautifully designed kitchen with quartz countertops, soft-close cabinets, & stainless steel Samsung appliances, including a 32 cu. ft. French door fridge. This WALKOUT home, backing onto a serene pond, includes a rear deck off the main floor and a ground-level concrete pad, perfect for enjoying the views. With upgraded melamine shelving throughout the pantry, mudroom, and closets, plus modern smart home technology, an electric fireplace, & a sleek finish with ceiling-high cabinets, this home offers the ultimate in comfort, and convenience. Photos representative.**

Inclusions:  
Property Listed By: **N/A**  
**Bode**

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



