



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

71
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>
2pc Bathroom	Main		4pc Bathroom	Upper	
5pc Ensuite bath	Upper		Great Room	Main	13`6" x 17`6"
Dinette	Main	11`6" x 12`3"	Bonus Room	Upper	15`4" x 12`6"
Bedroom - Primary	Upper	11`6" x 16`0"	Bedroom	Upper	9`4" x 12`6"
Bedroom	Upper	9`4" x 12`6"	Kitchen	Main	11`6" x 12`3"
Bedroom	Main	9`6" x 11`0"			

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



