



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3042 KEY Drive, Airdrie T4B2W8**

MLS®#: **A2182720**

Area: **Key Ranch**

Listing Date: **12/08/24**

List Price: **\$794,900**

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: **3,798 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,100**  
Low Sqft:  
Ttl Sqft: **2,100**

DOM

**13**  
Layout  
Beds: **3 (3)**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Creek/River/Stream/Pond,No Neighbours Behind**  
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,Dryer,Electric Range,Range Hood,Refrigerator,Washer**  
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 4`10"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>10`9" x 9`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`5" x 8`11"</b>

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Second</b>	<b>9`1" x 5`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`11" x 11`10"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`9" x 13`5"</b>

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **R1-U**

Legal Desc:

2312456

Remarks

Pub Rmks:

**Welcome to the brand-new community of Key Ranch! Built by the award-winning Prominent Homes, this meticulously crafted two-story Walk-out home spans a spacious 2100 square feet! The Main Floor features an Office that is perfect for working from home. With an abundance of Natural light and spacious living area, the family room is grand with an Open to above feature and large windows that look onto the deck that spans the entire home. The view is one of the best with no neighbours behind, you have a great view of the pond and park below. The chic Kitchen featuring modern appliances, large island and walk-through party. The upper floor features three generously sized bedrooms, all with walk-in closets. The Primary bedroom has a view of the pond, a five-piece ensuite and a walk-in closet that conveniently opens to the laundry room. The two additional bedrooms are bathed in natural light through generous windows. 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**











