



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1050 FOWLER Road, Airdrie T4B5T2**

MLS® #: **A2186285**      Area: **Key Ranch**      Listing Date: **01/09/25**      List Price: **\$814,400**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**      Finished Floor Area  
 Year Built: **2024**      Abv Sqft: **2,398**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **4,407 sqft**      Ttl Sqft: **2,398**  
 Lot Shape:

DOM

**44**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Yard,Corner Lot**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Tankless Water Heater**  
 Int Feat: **Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Pantry,Smart Home,Soaking Tub,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>		<b>5pc Ensuite bath</b>	<b>Upper</b>	
<b>5pc Bathroom</b>	<b>Upper</b>		<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 13`0"</b>
<b>Great Room</b>	<b>Main</b>	<b>13`0" x 13`0"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`3" x 15`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`6" x 10`4"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`4" x 11`11"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>13`3" x 14`7"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`5" x 11`0"</b>

<b>Kitchen</b>	<b>Main</b>	<b>8`6" x 14`6"</b>	<b>Flex Space</b> Legal/Tax/Financial	<b>Main</b>	<b>8`6" x 14`6"</b>
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Title: <b>Fee Simple</b>		Zoning: <b>R1-U</b>			
Legal Desc:	<b>2312456</b>			Remarks	

Pub Rmks: **The Damon model features a 9' knockdown ceiling on the main floor and a 9' basement ceiling, offering spacious living throughout. The executive kitchen is equipped with a gas cooktop, built-in stainless steel appliances, undermount sink, water line to fridge, walk-in pantry, and chimney hood fan. A main floor flex room provides additional versatility. Quartz countertops with undermount sinks are found throughout the home, while Luxury Vinyl Plank (LVP) flooring is featured on the main floor and all wet areas. The foyer includes a walk-in coat closet, and extra windows enhance the natural light. The great room is highlighted by an electric fireplace with a painted ledge. The upper floor features a bonus room, and the 5-piece ensuite offers a walk-in shower with tiled walls and bench, soaker tub, dual undermount sinks, and private WC. Enjoy the rear 11'6"x10'6" deck, and black interior and exterior hardware adds modern appeal. Photos are representative.**

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

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









