

## 3106 KEY Drive, Airdrie T4B5T1

MLS®#:	A2187578	Area:	Key Ranch	Listing	01/14/25	List Price: <b>\$864,900</b>
Status:	Active	County:	Airdrie	Date: Change:	+\$15k, 29-Jan	Association: Fort McMurray



eneral Information	<u>1</u>			DOM	
rop Type:	Residential			18	
ub Type:	Detached			<u>Layout</u>	
ity/Town:	Airdrie	Finished Floor Ar	<u>ea</u>	Beds:	3 (3 )
ear Built:	2025	Abv Sqft:	2,486	Baths:	2.5 (2 1)
ot Information		Low Sqft:		Style:	2 Storey
ot Sz Ar:	3,805 sqft	Ttl Sqft:	2,486		
ot Shape:				Parking	
				Ttl Park:	4
				Garage Sz:	2
ccess:				2	
ot Feat: ark Feat:	Back Yard,Back Double Garage	•	bace,Creek/River/Stro	eam/Pond,No Neighbour	s Behind

Roof: Asphalt Shingle			Construction:		
Heating: Forced Air,Natural Gas Sewer:			Stone, Vinyl Siding, Wood Frame		
			Flooring:		
Ext Feat:	None		Carpet, Vinyl Plank		
			Water Source:		
			Fnd/Bsmt:		
			Poured Concrete		
Kitchen Appl: Dishwasher, Microwave, Range, Refrigerator		ve, Range, Refrigerator			
		Int Feat: Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone C Utilities:			
Int Feat: Utilities:	Double Vanity,Kitche	en Island,No Animal Home,No Smok	ing Home,Open Floorplan,Pantry,S	oaking Tub,Stone Counters,	Walk-In Closet(s)
	Double Vanity,Kitche	en Island,No Animal Home,No Smok	ing Home,Open Floorplan,Pantry,So Room Information	oaking Tub,Stone Counters,	Walk-In Closet(s)
Utilities:			Room Information		
Utilities: 	Double Vanity,Kitche Level Main	en Island,No Animal Home,No Smok	Room Information	Level	Walk-In Closet(s)
Utilities:	<u>Level</u> Main		Room Information		
Utilities: <u>Room</u> <b>2pc Bathroom</b>	Level		Room Information           Room           5pc Ensuite bath	Level Upper	Dimensions
Utilities: Room 2pc Bathroom 4pc Bathroom	<u>Level</u> Main Upper Main	Dimensions	Room Information <u>Room</u> <b>5pc Ensuite bath</b> <b>Dinette</b>	Level Upper Main	<u>Dimensions</u> 10`6" x 12`8"

Utilities and Features

	Legal/Tax/Financial
Title:	Zoning:
Fee Simple	R1-U
Legal Desc:	2312456
	Remarks
Pub Rmks:	Welcome to The Callie by Bedrock Homes, a stunning 3-bedroom, 2.5-bathroom, two-story home situated on a picturesque walkout pond-backing lot. Designed for modern living, this home offers a spacious main floor featuring a convenient walk-through mudroom & front foyer directly off the double car garage. The open- concept kitchen boasts a large island & walk-through pantry, seamlessly flowing into the dining area & great room, perfect for entertaining. A versatile flex room on the main floor provides the ideal space for an office, playroom, or creative retreat. Upstairs, you'll find two generously sized bedrooms, a full bathroom, a laundry room, & a bonus room at the front of the home, offering additional space for relaxation or family gatherings. The luxurious primary bedroom includes a massive walk-in closet & a spa-like four-piece ensuite. The Callie combines thoughtful design with unparalleled comfort, making it the perfect place to call home. Photos are representative
Inclusions:	Ν/Α

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