



THE
A-TEAM

**RE/MAX
FIRST**

3086 KEY Drive, Airdrie T4B5T1

MLS®#: **A2187645**

Area: **Key Ranch**

Listing Date: **01/14/25**

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

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2025**
Lot Information
Lot Sz Ar: **3,918 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,285**
Low Sqft:
Ttl Sqft: **2,285**

DOM

7
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,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,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,Microwave,Range,Refrigerator**
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"
Dinette	Main	9`6" x 11`6"
Flex Space	Main	11`0" x 9`6"
Bedroom	Upper	12`6" x 9`4"
Bonus Room	Upper	15`4" x 12`6"

Room	Level	Dimensions
4pc Bathroom	Upper	0`0" x 0`0"
Great Room	Main	13`6" x 17`6"
Kitchen	Main	12`3" x 11`6"
Bedroom - Primary	Upper	11`6" x 16`0"
Bedroom	Upper	12`6" x 9`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2312456

Zoning:
R1-U

Remarks

Pub Rmks: **Discover the Priya H by Bedrock Homes, a stunning 3-bedroom, 2.5-bath, two-story masterpiece perfectly situated on a serene pond-backing walkout lot. This luxurious home seamlessly combines elegance & functionality, featuring an open-to-above great room that exudes spaciousness & a versatile main-floor flex room. The L-shaped kitchen is a chef's dream, boasting a central island, walk-through pantry with frosted glass door, stainless steel appliances, & soft-close cabinets, all complemented by quartz countertops & undermount sinks. The primary bedroom is a tranquil retreat with a 5-piece ensuite showcasing dual vanities, a freestanding tub, a tiled walk-in shower, & a private water closet, along with a generous walk-in closet accessed through stylish double barn doors. Additional highlights include a cozy bonus room, built-ins in the mudroom, luxury vinyl plank flooring & a 50" electric fireplace. The Priya H offers the perfect blend of modern luxury & comfort. Photos are representative.**

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

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