



THE
A-TEAM

**RE/MAX
FIRST**

1006 FOWLER Road, Airdrie T4B5T1

MLS® #: **A2188959**

Area: **Key Ranch**

Listing Date: **01/22/25**

List Price: **\$814,900**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **2,328**

Low Sqft:

Ttl Sqft: **2,328**

Lot Information

Lot Sz Ar: **4,364 sqft**

Lot Shape:

DOM

11

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard**
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: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Range Hood,Refrigerator,Tankless Water Heater**
Int Feat: **Double Vanity,Kitchen Island,Open Floorplan,Pantry,Smart Home,Soaking Tub,Tankless Hot Water,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		5pc Ensuite bath	Upper	
4pc Bathroom	Upper		Dining Room	Main	9`7" x 13`4"
Great Room	Main	13`0" x 13`4"	Bedroom - Primary	Upper	12`5" x 13`7"
Bedroom	Upper	9`6" x 10`0"	Bedroom	Upper	9`5" x 11`2"
Bonus Room	Upper	10`8" x 16`7"	Bedroom	Upper	9`4" x 11`5"

Kitchen	Main	12`7" x 14`1"	Legal/Tax/Financial
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Title: Fee Simple	Zoning: R1-U
Legal Desc: 2312456;2;57	

Remarks

Pub Rmks: **Welcome to the Denali 6, a stunning home designed for comfort and style. The main floor boasts 9' knockdown ceilings and luxury vinyl plank flooring throughout. The executive kitchen features a gas cooktop, built-in stainless steel appliances, an undermount sink, water line to the fridge, and a walk-in pantry, all accented by a chimney hood fan. Enjoy quartz countertops with undermount sinks throughout. A main floor flex room with a barn door adds versatility. The spacious living area includes an electric fireplace, while extra windows fill the home with natural light. Upstairs, the vaulted ceiling in the bonus room enhances the open feel. The 5-piece ensuite offers a walk-in shower with tiled walls, bench, and glass barn door, a soaker tub, dual sinks, and a private WC. Outside, relax on the rear 11'6"x10' deck. Black interior and exterior hardware completes this stylish home. A walk-out basement with 9' ceilings offers future potential! 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











