



THE
A-TEAM

**RE/MAX
FIRST**

1075 FOWLER Road, Airdrie T4B0B7

MLS®#: **A2189034**

Area: **Key Ranch**

Listing Date: **01/20/25**

List Price: **\$745,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2025**

Finished Floor Area

Abv Sqft: **1,841**

Low Sqft:

Ttl Sqft: **1,841**

Lot Information

Lot Sz Ar: **4,878 sqft**

Lot Shape:

DOM

12

Layout

Beds: **3 (3)**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting**

Construction:

Wood Frame

Flooring:

Carpet

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood**

Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	8`7" x 5`0"	Bedroom - Primary	Second	13`6" x 11`11"
4pc Ensuite bath	Second	8`2" x 5`8"	4pc Bathroom	Second	9`0" x 5`4"
Bedroom	Second	12`1" x 10`1"	Bedroom	Second	11`1" x 10`5"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

2312456

Zoning:

R1-U

Remarks

Pub Rmks: **Welcome to the brand-new community of Key Ranch! Built by the award-winning Prominent Homes, this meticulously crafted two-story home is perfect for growing**

families! The Main Floor features an Office that is ideal for working from home or can double as a bedroom complete with a closet. There is also a Full Bathroom on the main floor with a Walk-in Shower. The family room is grand with an Open to above feature and cosey fireplace. The chic Kitchen features modern appliances and large island. The upper floor features three bedrooms including a large Primary bedroom with a four-piece ensuite and a walk-in closet. The upper floor also features laundry and a Bonus room. This home will be ready for possession in March 2025. Call to book your private showing today!

Inclusions:
Property Listed By:

N/A
eXp Realty

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



Upper Floor
1085 sqft.

