



3077 KEY Drive, Airdrie T4B 2W8

MLS® #: **A2192962** Area: **Key Ranch** Listing Date: **02/11/25** List Price: **\$575,000**
 Status: **Active** County: **Airdrie** Change: **-\$35k, 20-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Airdrie**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **2,610 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Single Garage Attached**

DOM

11
Layout
 Beds: **3 (3)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **1**

Finished Floor Area
 Abv Sqft: **1,677**
 Low Sqft:
 Ttl Sqft: **1,677**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Tile**
 Sewer: Water Source:
 Ext Feat: **Lighting** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|--------|---------------|--------------|--------|---------------|
| Office | Main | 11`3" x 9`3" | 3pc Bathroom | Second | 8`0" x 5`0" |
| Bedroom | Second | 11`0" x 9`0" | Bedroom | Second | 11`0" x 9`11" |
| 4pc Bathroom | Second | 8`5" x 5`0" | 4pc Bathroom | Second | 9`1" x 5`0" |
| Bedroom - Primary | Second | 14`6" x 13`4" | | | |

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R2**
 Legal Desc: **2312456**

Remarks

Pub Rmks: **Welcome to the brand new community of Key Ranch! This amazing Semi-Detached Front-Drive Garage Duplex is great at a fantastic price point!. This 3-bedroom, 2.5-bathroom is almost 1700 square foot home. The main level features a front porch entrance, a Full bathroom with a shower and a Den on the main floor with a closet, chic kitchen with a pantry, a family room and cozy nook. The Upper floor features a nice size primary bedroom with a walk-in closet and 3 piece ensuite and laundry. The basement is ready for your development and has a Separate entrance! Possession will be mid March 2025. Call to book your private showing today!**

Inclusions: **N/A**

Property Listed By: **eXp Realty**

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



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| WHITE 3077 KEY DRIVE | | |
| <input checked="" type="checkbox"/> Signature | | |
| <input type="checkbox"/> Signature | | Date |