



THE
A-TEAM

**RE/MAX
FIRST**

1031 FOWLER Road, Airdrie T4B3N8

MLS®#: **A2193582**

Area: **Key Ranch**

Listing Date: **02/11/25**

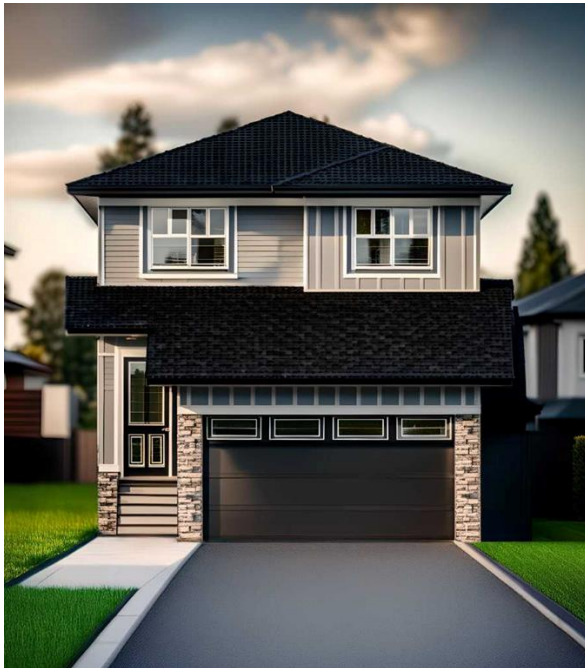
List Price: **\$735,000**

Status: **Active**

County: **Airdrie**

Change: **-\$60k, 13-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2024**
Lot Information
Lot Sz Ar: **4,797 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,848**
Low Sqft:
Ttl Sqft: **1,848**

DOM

11
Layout
Beds: **3 (3)**
Baths: **3.0 (3 0)**
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: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main		5pc Ensuite bath	Upper	
4pc Bathroom	Upper		Nook	Main	9`3" x 11`1"
Family Room	Main	13`6" x 13`5"	Bedroom - Primary	Upper	13`6" x 12`1"
Bedroom	Upper	10`3" x 12`1"	Bedroom	Upper	10`5" x 11`1"
Loft	Upper	13`7" x 10`0"	Office	Main	10`4" x 8`7"

Legal/Tax/Financial

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

Zoning: **R1-U**

Remarks

Pub Rmks: **This beautiful two-storey home in Airdrie's sought-after Key Ranch community offers an open and spacious floor plan. The main level features a dedicated office space, perfect for working from home, and an open-to-below design that creates a grand entrance. The bright and airy kitchen flows seamlessly into the dining area, making it ideal for entertaining. Upstairs, you'll find a spacious master suite with a walk-in closet and ensuite, along with additional well-sized bedrooms. Enjoy a large backyard with potential to create your dream outdoor space. This home is perfect for both family living and entertaining! 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