



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3105 KEY Drive, Airdrie T4B 3N8**

MLS® #: **A2198171**

Area: **Key Ranch**

Listing Date: **03/02/25**

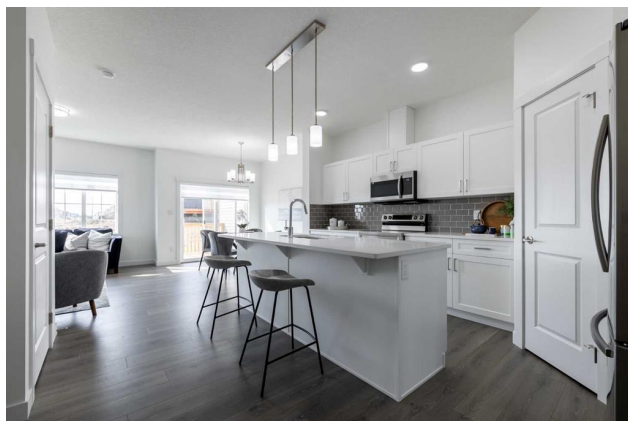
List Price: **\$549,900**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 31-Mar**

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:

**2,621 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,632**

Low Sqft:

Ttl Sqft:

**1,632**

Access:

Lot Feat:

Park Feat:

**Rectangular Lot**

**Single Garage Attached**

DOM

**44**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey, Attached-Side by Side**

Parking

Ttl Park:

**1**

Garage Sz:

**1**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Wood Frame**  
Flooring: **Carpet, Laminate, Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`8" x 8`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`5" x 10`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>14`2" x 9`5"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>10`6" x 8`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`4" x 13`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`10" x 9`5"</b>
<b>3pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>Laundry</b>	<b>Second</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2312456**

Zoning:  
**R2**

Remarks

Pub Rmks:

**Explore all Key Ranch has to offer from its breathtaking views of the Rocky Mountains, wide open spaces but still has the hustle and bustle feel of the city. Shopping and an abundance of natural amenities are just minutes away. The best of country and urban living come together in Key Ranch. Key Ranch, located on the west edge of the city of Airdrie, offers the ideal balance between urban and rural living. Key Ranch connects you and your family to the beauty and serene living yet still minutes away from all that you need. The Soho features 3 bedrooms, 2.5 bathrooms and a front attached garage. Enjoy extra living space on the main floor with the laundry room on the second floor. The 9-foot ceilings and quartz countertops throughout blends style and functionality for your family to build endless memories. **\*\*PLEASE NOTE\*\* PICTURES ARE OF SHOW HOME/RENDERINGS; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE\*\* Home is UNDER CONSTRUCTION.****

Inclusions:  
Property Listed By:

**\$5,000 CREDIT to THE BRICK  
Century 21 All Stars Realty Ltd.**

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







