



**GRASSROOTS**  
REALTY GROUP

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**3082 Key Drive SW**  
**Airdrie, Alberta**

**MLS # A2246239**



**\$719,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Key Ranch              |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,117 sq.ft.           | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.08 Acre              |               |                  |
| <b>Lot Feat:</b> | See Remarks            |               |                  |

|                    |                                     |                   |      |
|--------------------|-------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas             | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Tile              | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                     | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished, Walk-Out To Grade | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                          | <b>Zoning:</b>    | R1-U |
| <b>Foundation:</b> | Poured Concrete                     | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks                         |                   |      |

**Inclusions:** \$5000 Brick Credit

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. From Akash Homes comes the "Jayne Wakout". With over 2117 (approx) square feet of open-concept living space, the Jayne is built with your growing family in mind. This single-family line home features a WALKOUT BASEMENT, 3 bedrooms, 2.5 bathrooms and an expansive walk-in closet in the primary bedroom, main floor den and upper floor laundry. The 9-foot ceilings on main floor and quartz countertops throughout blends style and functionality for your family to build endless memories. **\*\*PLEASE NOTE\*\* PICTURES ARE OF SHOW HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES\*\*\* HOME IS COMPLETE!**