



GRASSROOTS
REALTY GROUP

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3021 Key Drive SW
Airdrie, Alberta

MLS # A2267872



\$635,500

Division:	Key Ranch		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,868 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Bidet, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to your move in ready dream home! This stunning 1867 sq ft duplex offers 4 BEDROOMS and 3 FULL BATHROOMS, complete with a DOUBLE ATTACHED GARAGE for your convenience. Enjoy privacy with NO NEIGHBOURS BEHIND and future BACKYARD ACCESS to a scenic upcoming WALKWAY. Thoughtfully designed with a MAIN FLOOR BEDROOM AND FULL BATH, plus a SIDE ENTRANCE AND UPGRADED TO 9-FOOT ceilings for future basement development opportunities. The LIVING ROOM features an impressive OPEN TO ABOVE ceiling, creating a bright and airy space perfect for entertaining. The spacious kitchen boasts an UPGRADED GAS STOVE and a BBQ GAS LINE extended to the BACKYARD, ideal for hosting summer gatherings. Upstairs, The spacious primary bedroom is your private retreat, featuring ample natural light and room for a king-sized bed. The luxurious ensuite includes a walk-in shower, modern fixtures, and generous vanity space — perfect for relaxing after a long day. Whether you're getting ready for work or unwinding in the evening, this well-appointed ensuite offers both comfort and style you'll also find a cozy bonus room, perfect for family movie nights. **BONUS:** This home comes with incredible extras — all INCLUDED IN THE PRICE! Queen bed with hydraulic lift-up storage King bed with hydraulic lift-up storage Queen mattress (double-sided Euro top & tight top) King mattress (double-sided Euro top & tight top) Office table & chair Dining table with chairs Samsung 70" TV Home still has 9 yr of New home warranty left including for material and labour. Move in and enjoy the comfort, space, and value this home has to offer!

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