



GRASSROOTS
REALTY GROUP

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**112 Key Cove SW
Airdrie, Alberta**

MLS # A2275658

\$744,900

Division:	Key Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,487 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, No Neighbours Behind, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Smart Home, Stone Counters, Walk-In Closet(s)		
Inclusions:	N/A		

This home is located in the peaceful community of Key Ranch, Airdrie, Alberta. This beautiful two storey home sits on a spacious traditional lot and has no rear neighbors. It includes a walkout basement to the south facing backyard and includes a rear deck off the main floor, and patio off the walkout basement. This home has a spacious main floor flex room for an office or guests. The main floor boasts 9ft knockdown ceilings for a bright and open feel. Including high-end kitchen finishes such as; chimney hood fan, soft-close cabinets to the ceiling, quartz countertops, and an undermount sink. Primary bedroom retreat featuring a 5-piece ensuite with dual vanity sinks, free-standing soaker tub, walk-in shower with tiled walls, and a private water closet. Custom melamine shelving in the pantry and primary walk-in closet for optimal storage. Triple-pane windows, high-efficiency furnace, hot water tank, and HRV system for superior energy efficiency.