



GRASSROOTS

REALTY GROUP

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**1059 Fowler Road SW
Airdrie, Alberta**

MLS # A2317287



\$665,000

Division:	Key Ranch		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,165 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage D		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Interior Lot, No Neighbours Behin		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to your dream home in the highly sought-after community of KEY RANCH, AIRDRIE! This stunning detached home boasts ALMOST 2,200 SQ. FT. of impeccably designed living space, offering a rare blend of luxury and functionality. Step inside to a breathtaking OPEN-TO-ABOVE LIVING ROOM flooded with natural light, a GOURMET KITCHEN complete with a convenient WALKTHROUGH PANTRY, and a highly desirable MAIN FLOOR DEN/ROOM WITH A FULL BATHROOM—perfect for guests or a home office. Upgraded sliding doors lead you from the spacious dining area to a massive 26' x 10' FULL-WIDTH DECK equipped with a BBQ GAS LINE, all while BACKING TO A FUTURE ENVIRONMENTAL RESERVE GREEN SPACE WITH NO NEIGHBORS BEHIND for the ultimate, hard-to-find privacy. Upstairs, you will find three generous bedrooms, including TWO SECONDARY BEDROOMS WITH DECENT-SIZED WALK-IN CLOSETS, a dedicated laundry room, and a massive BRIGHT BONUS ROOM bathed in sunshine from the open-to-above architectural design. The unfinished basement is a blank canvas awaiting your personal touch, featuring an EXTENDED 9 FT. CEILING HEIGHT, two large windows, a SIDE ENTRY DOOR, and the mechanical room neatly tucked away in the corner to maximize layout potential. Located just a WALKING DISTANCE TO AN EXISTING PLAYGROUND AND STORM POND, this property sits in the heart of the master-planned Key Ranch community. Once completed, Key Ranch will span over 120 acres, with MORE THAN 23 ACRES PRESERVED AS OPEN SPACE, INCLUDING A 9-ACRE ENVIRONMENTAL PROTECTION AREA. You are perfectly situated near top-tier schools ranging from Elementary to High School, including C.W. Perry School and W.H. Croxford High School, while

enjoying an easy commute to Calgary and quick access to premier shopping at the nearby CrossIron Mills. Best of all, the LIST PRICE INCLUDES GST, AND ELIGIBLE FIRST-TIME BUYERS CAN CLAIM THE NEW HOUSING GST REBATE TO REDUCE THEIR UPFRONT PURCHASE PRICE. (Please note: This home is currently under construction. Photos are sourced from a similar, fully completed property with a comparable interior colour palette.)