



GRASSROOTS
REALTY GROUP

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3081 Key Drive SW
Airdrie, Alberta

MLS # A2328614



\$604,900

Division:	Key Ranch		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,840 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		
Inclusions:	N/A		

Welcome to luxury living in the highly sought-after community of KEY RANCH, AIRDRIE! This stunning, executive duplex offers over 1,860 SQFT of meticulously planned, DESIGNER-UPGRADED living space that perfectly balances sophistication with family functionality. From the moment you step inside, the pride of craftsmanship is undeniable. The main floor boasts a rare and highly desired configuration, featuring a PRIVATE HOME OFFICE and a CONVENIENT FULL BATHROOM—ideal for guests or remote work. Adding even more value and opportunity, the home features a SEPARATE SIDE ENTRANCE leading directly to the undeveloped basement—offering ENDLESS POTENTIAL FOR FUTURE DEVELOPMENT. The heart of the home is the breathtaking, OPEN-TO-BELOW living area, where soaring ceilings and a GORGEOUS GAS FIREPLACE create an unforgettable architectural statement. Seamlessly connected is the chef-inspired kitchen, a true showstopper complete with EXQUISITE BRASS DETAILS, premium finishes, and high-end designer upgrades. Upstairs, the layout continues to impress with a massive, central BONUS ROOM—perfect for movie nights or a play area. The upper level is completed by three generously sized bedrooms, including a luxurious primary retreat. The upgrades extend to the outdoors, where you can relax on your WIDE BACK DECK overlooking a FULLY FENCED YARD. Best of all, this property BACKS DIRECTLY ONTO PRISTINE GREEN SPACE, offering ultimate privacy and peaceful views with no neighbors behind you. Complete with a spacious DOUBLE ATTACHED GARAGE, this turnkey home is an absolute must-see. Don't miss your chance to own a designer masterpiece—schedule your private tour today!

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