

**3081 Key Drive SW**  
**Airdrie, Alberta**

**MLS # A2296989**



**\$635,000**

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

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

**Inclusions:** window coverings

Welcome to 3081 Key Drive SW, a beautifully designed and meticulously maintained attached duplex with 1840 sqft of living space and nestled in one of Airdrie's most desirable and family-friendly communities. Offering the perfect blend of comfort, style, and functionality, this home is ideal for growing families, first-time buyers, or savvy investors. Step inside to discover a bright and inviting open-concept main floor, thoughtfully designed for both everyday living and entertaining. The spacious living area flows seamlessly into the modern kitchen, featuring sleek cabinetry, ample counter space, and a convenient layout that makes meal preparation effortless. The adjacent dining area opens up to the backyard—perfect for summer BBQs and relaxing evenings. Upstairs, you'll find three generously sized bedrooms, including a well-appointed primary suite designed for comfort and privacy. The additional bedrooms are perfect for children, guests, or a home office setup. A standout feature of this home is the versatile bonus room, offering extra living space for a family lounge, media room, or play area. The double attached garage provides convenience and security, especially during Alberta winters, while also offering additional storage space. Located in a thriving SW Airdrie neighborhood, this home is close to schools, parks, shopping, and all essential amenities, with easy access to major routes for a smooth commute to Calgary.