

**40 Key Cove SW**  
**Airdrie, Alberta**

**MLS # A2157441**



**\$729,900**

<b>Division:</b>	Key Ranch		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,338 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Soaking Tub, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to the Hadley by Bedrock Homes, where modern design meets everyday convenience. This open-concept home boasts 3 spacious bedrooms and 2.5 baths, including a luxurious primary bedroom with a vast walk-in closet featuring upgraded shelving and a 5-piece ensuite with dual sinks, a walk-in shower, and a free-standing tub. The thoughtfully designed second floor offers a walk-through laundry room that connects directly to the primary walk-in closet. Downstairs, a separate entrance and 9&rsquo; basement ceilings provide versatility and potential. The mudroom is equipped with an organizer bench, shelf, and hooks for optimal storage. The gourmet kitchen is a chef's dream, with quartz countertops, and soft-close doors and drawers. The living room is enhanced by a 50" linear LED electric fireplace, while modern smart home technology throughout ensures comfort and efficiency. Photos are representative