

## \$550,000 - 305 Rancher Road, Ardrossan

MLS® #E4460478

**\$550,000**

3 Bedroom, 2.50 Bathroom, 1,957 sqft

Single Family on 0.00 Acres

Ardrossan II, Ardrossan, AB

Step into refined living with this Coventry home featuring a SEPARATE ENTRANCE. 9' ceilings on the main floor and basement create a spacious, open feel. The kitchen is designed for everyday ease with quartz counters, tile backsplash, and a walkthrough pantry to keep things organized. At the back of the home, the Great Room and dining area make a comfortable space for relaxing or entertaining, while a mudroom and half bath add convenience. Upstairs, the primary suite comes with a 5pc ensuite including dual sinks, a soaker tub, stand-up shower, and walk-in closet. Two more bedrooms, a full bath, bonus room, and laundry complete the second floor. Built with quality craftsmanship and backed by the Alberta New Home Warranty Program, this home is made for comfort and peace of mind. \*Home is under construction. Photos are of a similar home and may include virtual staging; finishings may vary\*

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4460478  |
| Price      | \$550,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,957                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 305 Rancher Road |
| Area        | Ardrossan        |
| Subdivision | Ardrossan II     |
| City        | Ardrossan        |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T8E 0B6          |

### Amenities

|           |                                                                                                                                         |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Smart/Program. Thermostat, Vinyl Windows, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                                                                  |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                          |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Stone, Vinyl                          |
| Foundation        | Concrete Perimeter                          |

### Additional Information

Date Listed            October 2nd, 2025

Days on Market      29

Zoning                Zone 80

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Listing information last updated on October 31st, 2025 at 3:02am MDT