

# \$530,000 - 294 Rancher Road, Ardrossan

MLS® #E4421102

**\$530,000**

3 Bedroom, 2.50 Bathroom, 1,689 sqft

Single Family on 0.00 Acres

Ardrossan II, Ardrossan, AB

Discover Unmatched Luxury in This Stunning Coventry Home w/ SEPARATE ENTRANCE! Step into sophisticated living w/ this beautifully designed home, where 9' ceilings on the main floor create an open, airy ambiance. The gourmet kitchen is a chef's dream w/ elegant cabinetry, quartz counters, centre island, & a spacious pantry. Flowing seamlessly from the kitchen, the Great Room & dining area provide the perfect setting for both entertaining & everyday comfort. A stylish half bath completes the main level. Upstairs, retreat to the luxurious primary suite, w/ a spa-inspired 4pc ensuite w/ dual sinks, walk-in shower, & walk-in closet. Two additional bedrooms, main bath, bonus room & laundry make daily living effortless. Built w/ exceptional craftsmanship & attention to detail, this Coventry home is backed by the Alberta New Home Warranty Program. \*Home is under construction, photos are not of actual home, some finishings may vary, some photos are virtually staged\*

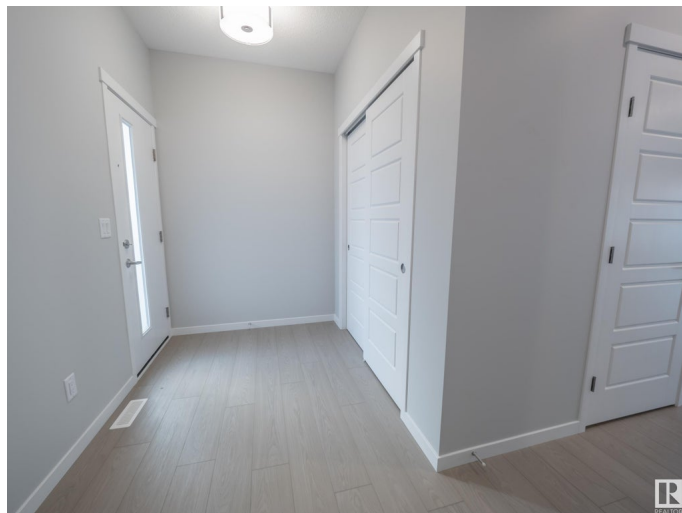
Built in 2024

## Essential Information

MLS® # E4421102

Price \$530,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,689
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	294 Rancher Road
Area	Ardrossan
Subdivision	Ardrossan II
City	Ardrossan
County	ALBERTA
Province	AB
Postal Code	T8E 0A6

### **Amenities**

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

### **Interior**

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 February 11th, 2025

Days on Market 31

Zoning Zone 80

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Listing information last updated on March 14th, 2025 at 1:32pm MDT