

# \$1,049,900 - 194 Rancher Road, Ardrossan

MLS® #E4451193

**\$1,049,900**

4 Bedroom, 3.50 Bathroom, 2,344 sqft

Single Family on 0.00 Acres

Ardrossan II, Ardrossan, AB

This stunning WALKOUT 2 Storey is sure to impress, sitting on a large pie lot backing walking trail & trees & loaded with upgrades including A/C, 4 bedrooms, 3.5 baths & a 30x34' heated triple garage, 240V power & a 10â€™™ RV bay door w drive-thru door at back. A grand entrance welcomes you into the open-concept main floor with soaring ceilings. Chefâ€™™s kitchen boasts modern cabinetry, massive pantry, gas stove with pot filler, & a quartz island overlooking the dining area. The living room features open to above ceilings & a sleek electric fireplace + spacious 2pc guest bath. Upstairs, retreat to the king-sized primary suite with a California walk-in closet & spa-like ensuite with a huge walk-in shower. Two more spacious bedrooms, a 4pc bath, & upper laundry complete the level. The fully finished walkout basement offers 9â€™™ ceilings, a large rec room, 4th bedroom, & another full bath. Enjoy the fenced & landscaped SW yard with a putting green, epoxy patio, & maintenance-free deck! This home is better than new!

Built in 2022

## Essential Information

MLS® # E4451193

Price \$1,049,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,344
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	194 Rancher Road
Area	Ardrossan
Subdivision	Ardrossan II
City	Ardrossan
County	ALBERTA
Province	AB
Postal Code	T8E 0B4

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Patio, Vinyl Windows, Walkout Basement, See Remarks, HRV System, 9 ft. Basement Ceiling
Parking	Heated, Triple Garage Attached, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Gas, Washer, Water Softener, Window Coverings, TV Wall Mount, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 5th, 2025
Days on Market	7
Zoning	Zone 80

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