

## **\$889,000 - 105 Cresthaven Grove, Ardrossan**

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MLS® #E4457319

**\$889,000**

5 Bedroom, 3.50 Bathroom, 2,488 sqft

Single Family on 0.00 Acres

Ardrossan II, Ardrossan, AB

**METICULOUS! PRESTIGE! IMMACULATE!**  
You'll fall in love with this 2 storey tucked onto a quiet cul-de-sac **BACKING TREES & WALKING TRAIL!** Boasting 5 generous BR's & 3.5 baths. **FEATURING:** Gorgeous Low Maintenance Yard, O/S Heated Garage, 9' Ceilings, Crown Moulding, Quartz Countertops, A/C, Phantom Screen (front & back door), Central Vac, California Closets Throughout, Gleaming Hardwood Floors & Frigidaire Appliances. Welcoming you is a spacious entrance w/an abundance of natural light. Family sized kitchen w/plenty of cabinets, walk-thru pantry overlooks the L/R w/gas F/P. Den, 1/2 bath & amazing mudroom compliment the main floor. Upstairs leads to a bonus room, perfect for entertaining, king sized master w/luxurious 5pc ensuite, 2 more sizeable B/R's & **UPPER LAUNDRY!** Warm, F/F basement w/plush carpets, rec room, F/P, 2 more considerable B/R's & 4pc bath. This home has all the **WOW** factors! Enjoy the fenced & beautifully landscaped yard w/composite deck, stone patio & artificial turf. **A MUST SEE!**



Built in 2015

### **Essential Information**

MLS® #                      E4457319

Price                        \$889,000

Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,488
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	105 Cresthaven Grove
Area	Ardrossan
Subdivision	Ardrossan II
City	Ardrossan
County	ALBERTA
Province	AB
Postal Code	T8E 0A2

### Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Front Porch, No Smoking Home, Recreation Room/Centre, Storage-In-Suite, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Heated, Over Sized, Tandem

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Private Setting, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 11th, 2025
Days on Market	10
Zoning	Zone 80

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