

\$575,000 - 305 Rancher Road, Ardrossan

MLS® #E4460478

\$575,000

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	\$575,000
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

Zoning Zone 80

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Listing information last updated on October 2nd, 2025 at 5:17pm MDT