\$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

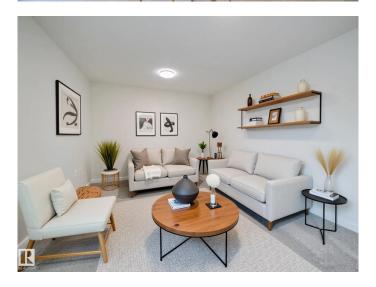
Essential Information

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