

# \$539,500 - 286 Rancher Road, Ardrossan

MLS® #E4443211

**\$539,500**

3 Bedroom, 2.50 Bathroom, 1,688 sqft  
Single Family on 0.00 Acres

Ardrossan, Ardrossan, AB

Experience luxury living in this beautifully crafted Coventry Home with SEPARATE ENTRANCE and double attached garage! Soaring 9' ceilings on the main floor enhance the open, airy feel. The chef-inspired kitchen is a showstopper, featuring quartz counters, elegant cabinetry, designer finishes, and a spacious walk-through pantry. The Great Room flows effortlessly into the dining area—perfect for hosting or relaxing. A stylish half bath completes the main level. Upstairs, retreat to your spa-like primary suite with dual sinks, a walk-in shower, and walk-in closet. Two additional bedrooms, a full bath, bonus room, and laundry add everyday convenience. Built with exceptional quality and backed by the Alberta New Home Warranty Program. \*Home is under construction, photos are not of actual home, some finishings may differ, some photos virtually staged\*

Built in 2025

## Essential Information

MLS® #	E4443211
Price	\$539,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,688
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	286 Rancher Road
Area	Ardrossan
Subdivision	Ardrossan
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
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
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 19th, 2025
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Days on Market 12

Zoning Zone 80

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Listing information last updated on July 1st, 2025 at 12:02pm MDT