

\$479,958 - 144 Rancher Road, Ardrossan

MLS® #E4428109

\$479,958

3 Bedroom, 2.50 Bathroom, 1,830 sqft

Single Family on 0.00 Acres

Ardrossan II, Ardrossan, AB

Experience luxury living in Ardrossan Heights! Welcome to this remarkable 3-bedroom duplex masterfully designed by Daytona Homes. This home exudes modern elegance with its stylish color palette and thoughtful design. The open concept main floor draws you into a dream kitchen, featuring a large island with a breakfast bar and seamless flow into the dining area and living area where you can cozy up by the electric fireplace. Abundant natural light compliments the beautiful space. Upstairs, you'll find a luxurious primary suite complete with a walk-in closet and a stunning 5-pc ensuite, plus two additional bedrooms, a 4-pc bath, and a convenient laundry room. Enjoy the convenience of a double attached garage and a charming yard backing onto environmental reserve. Located in a welcoming community, this home offers effortless access to local amenities, parks, and commuting routes. The unfinished basement is a blank canvas, awaiting your personal touch. Dare to dream â€” make this Ardrossan Heights gem your own!



Built in 2024

Essential Information

MLS® # E4428109

Price \$479,958

| | |
|----------------|---------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,830 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 144 Rancher Road |
| Area | Ardrossan |
| Subdivision | Ardrossan II |
| City | Ardrossan |
| County | ALBERTA |
| Province | AB |
| Postal Code | T8E 0B4 |

Amenities

| | |
|-----------|---|
| Amenities | Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Electric, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|-------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Garage Control, Garage Opener |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

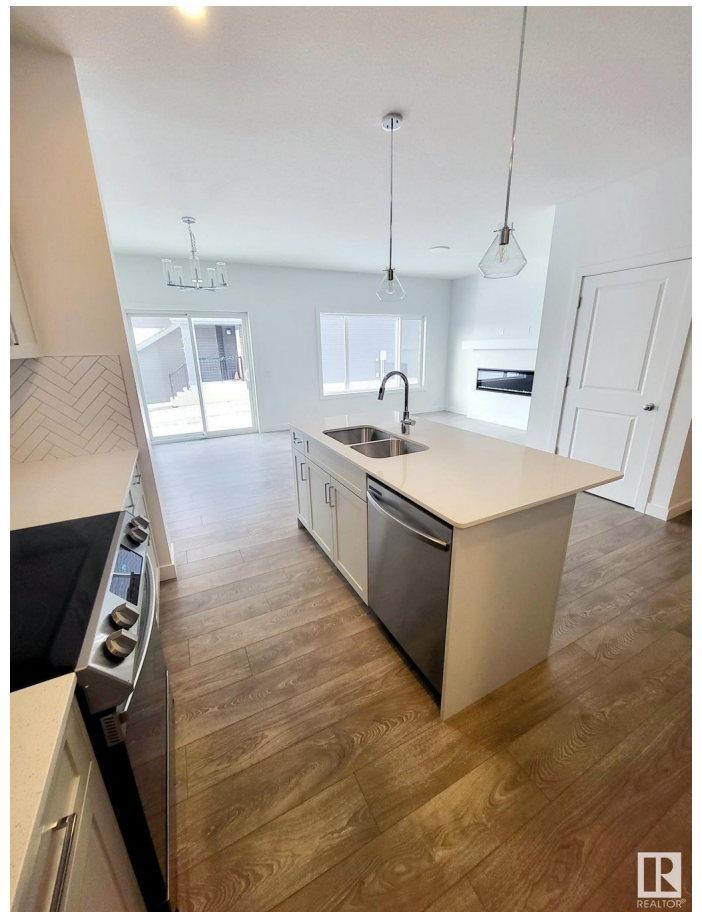
Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Flat Site, Level Land, Low Maintenance Landscape, No Back Lane, No Through Road, Not Fenced, Not Landscaped, Playground Nearby, See |

| | Remarks |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 28th, 2025 |
| Days on Market | 33 |
| Zoning | Zone 80 |



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Listing information last updated on April 30th, 2025 at 11:47am MDT