

# \$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

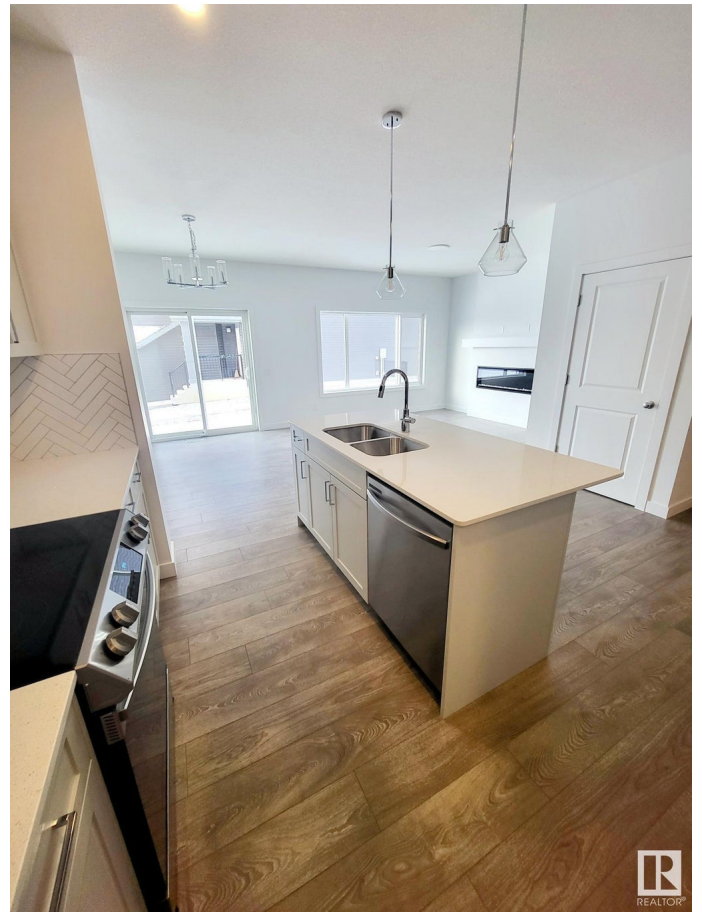
### Exterior

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	5
Zoning	Zone 80



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Listing information last updated on April 1st, 2025 at 11:17pm MDT