

Courtesy Of David Lofthaug Of Bode

\$599,900 - 309 Rancher Road, Ardrossan

MLS® #E4465808

\$599,900

3 Bedroom, 2.50 Bathroom, 2,241 sqft
Single Family on 0.00 Acres

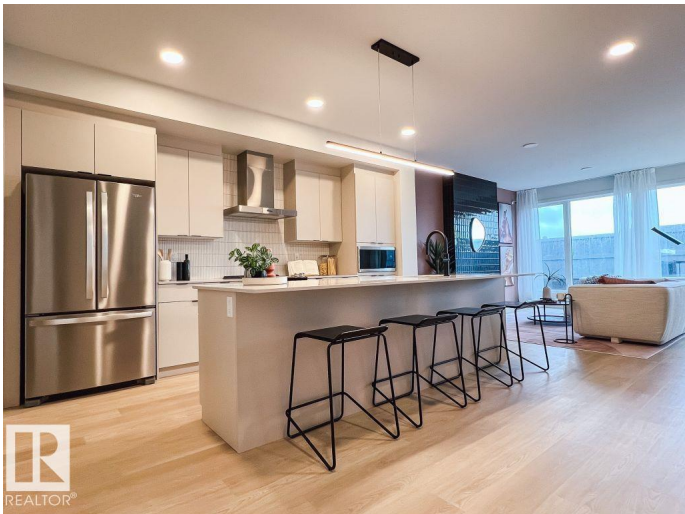
Ardrossan II, Ardrossan, AB

Welcome to the Entertain Gather 22 by Cantiro Homes! This beautifully designed 2 storey home with 3 beds and bonus room is perfect for those who frequently entertain and host. The spacious main floor can accommodate an oversized dining space suitable for a 12 person table. Smooth transitions between the kitchen, great room, and dining space make this a practical layout. Contemporary finishes like a linear electric fireplace, iron spindle railing, MDF shelving in the pantry, and Whirlpool stainless steel kitchen appliances complete the overall aesthetic. Upstairs, 3 larges bedrooms and bonus room create an inviting space for family relaxation and connection. The primary features a 5 piece ensuite and a large walk in closet. Exterior finishes in West Coast Fusion Plus with stylish Birch interior color package. ***photos are for representation only, colors and finishing may vary***

Built in 2025

Essential Information

MLS® #	E4465808
Price	\$599,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,241
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	309 Rancher Road
Area	Ardrossan
Subdivision	Ardrossan II
City	Ardrossan
County	ALBERTA
Province	AB
Postal Code	T8E 0B6

Amenities

Amenities	No Animal Home, No Smoking Home, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Level Land, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 14th, 2025
Days on Market	3
Zoning	Zone 80

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Listing information last updated on November 17th, 2025 at 7:17pm MST