

## \$769,900 - 107 Cresthaven Grove, Ardrossan

MLS® #E4421394

### \$769,900

3 Bedroom, 2.50 Bathroom, 2,284 sqft  
Single Family on 0.00 Acres

Ardrossan II, Ardrossan, AB

Come have a look at this custom built 2 story home in Ardrossan featuring a triple attached heated garage with floor drain backing green space. Main floor offers an open floor plan with all stainless steel appliances, hardwood floors, quartz counter tops and walk through pantry. You will find three bedrooms upstairs along with a bonus room, a 4pc bathroom and laundry complete with sink. The primary bedroom has a spacious ensuite with walk in closet and 5pc bathroom. Downstairs is open and has the bathroom rough in work already done waiting for your finishing touch. In the back yard, you'll appreciate the privacy, the fenced yard, deck with gas line and fire pit area. Don't miss this one!

Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4421394  |
| Price          | \$769,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,284     |
| Acres          | 0.00      |
| Year Built     | 2015      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 107 Cresthaven Grove |
| Area        | Ardrossan            |
| Subdivision | Ardrossan II         |
| City        | Ardrossan            |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T8E 0A2              |

### **Amenities**

|                |                             |
|----------------|-----------------------------|
| Amenities      | Deck, Hot Water Natural Gas |
| Parking Spaces | 6                           |
| Parking        | Triple Garage Attached      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Flat Site, Landscaped, Level Land, No Through Road, Schools |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 13th, 2025 |
| Days on Market | 29                  |

## Zoning

## Zone 80

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Listing information last updated on March 14th, 2025 at 7:17am MDT