

\$974,998 - 6 Coppice Hill Way, Ardrossan

MLS® #E4423973

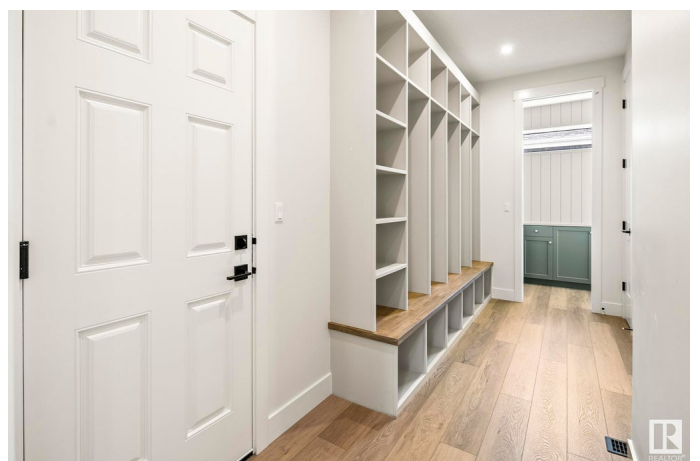
\$974,998

3 Bedroom, 2.50 Bathroom, 2,800 sqft

Single Family on 0.00 Acres

Ardrossan II, Ardrossan, AB

Welcome to The Windsor, another quality home built by Launch Homes. This 2800 sqft, 2story walkout exemplifies modern luxury w/ its trendy organic finishes, rich tones, & seamless indoor-outdoor living. West-facing & backing onto a mature creek, this home balances refined elegance w/ natural tranquility. The main floor's open-concept design maximizes space w/ expansive windows, a chef-inspired kitchen featuring custom cabinetry, quartz counters, an oversized island, & a butler's pantry. Additional highlights include gas FP, & a main-floor office, all framed by 9' ceilings & 8' doors. Upstairs, the primary suite boasts a custom-tiled ensuite, while 2 additional bedrms, a vaulted bonus room, laundry room, & coffee station complete this level. The basement remains unfinished w/ optional completion. Additional features includes triple car garage w/ designer doors, dual floor drains, A/C , tankless water heater & Levven lighting. The Windsor is truly a place to call home.



Built in 2024

Essential Information

MLS® # E4423973

Price \$974,998

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,800
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	6 Coppice Hill Way
Area	Ardrossan
Subdivision	Ardrossan II
City	Ardrossan
County	ALBERTA
Province	AB
Postal Code	T8E 0A9

Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Tankless, No Smoking Home, Walkout Basement, See Remarks
Parking	Triple Garage Attached
Is Waterfront	Yes

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl, Hardie Board Siding
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Exterior Features	Backs Onto Lake, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl, Hardie Board Siding
Foundation	Concrete Perimeter

Additional Information

Date Listed March 5th, 2025

Days on Market 36

Zoning Zone 80

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Listing information last updated on April 10th, 2025 at 7:32pm MDT