

# \$769,900 - 2 Baker Street, Ardrossan

MLS® #E4435372

## \$769,900

4 Bedroom, 3.50 Bathroom, 2,510 sqft  
Single Family on 0.00 Acres

Ardrossan II, Ardrossan, AB

Step into upscale living with this stunning new CORNER lot home in Ardrossan, backing a scenic walking trail. Designed to impress with 9ft ceilings on every level, 8ft doors, and a showstopping 19ft coffered ceiling in the open-to-below living room. The chefâ€™s kitchen shines with QUARTZ counters, soft-close cabinets, a statement island, and an ARCHED walk-through pantry with a sink and window. A main floor den, custom mudroom, and electric fireplace add both charm and function. Upstairs offers 4 bedrooms, bonus room, laundry, and a dreamy primary suite with tray ceiling, feature wall, walk-in closet, and a spa-inspired ensuite. High-end finishes include triple-pane windows, herringbone LVP, on-demand hot water, and a Lennox high-efficiency furnace. Complete with a massive TRIPLE car garage and SEPARATE SIDE ENTRY to the basement, this home is the total package.

Built in 2025

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4435372  |
| Price      | \$769,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,510                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2 Baker Street |
| Area        | Ardrossan      |
| Subdivision | Ardrossan II   |
| City        | Ardrossan      |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T8E 0B6        |

### Amenities

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Ceiling 9 ft., No Animal Home, No Smoking Home, Vinyl Windows, See Remarks, 9 ft. Basement Ceiling |
| Parking Spaces | 6   |
| Parking        | Triple Garage Attached  |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert, Tile Surround     |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Corner Lot, No Back Lane, Playground Nearby, Schools, See Remarks, Partially Fenced |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 8             |
| Zoning         | Zone 80       |

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Listing information last updated on May 16th, 2025 at 7:47pm MDT