

# \$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

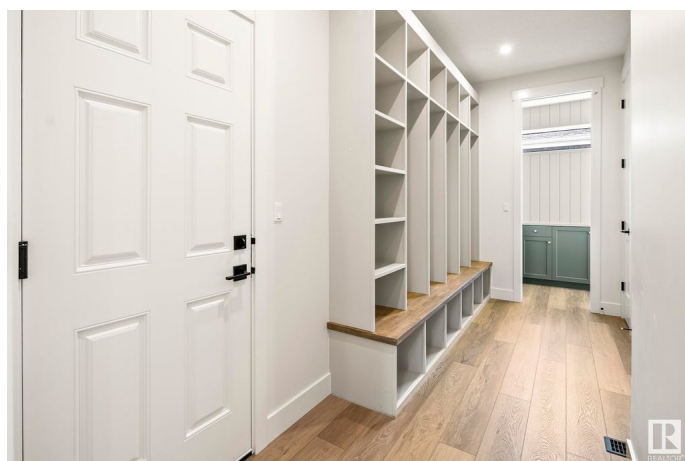
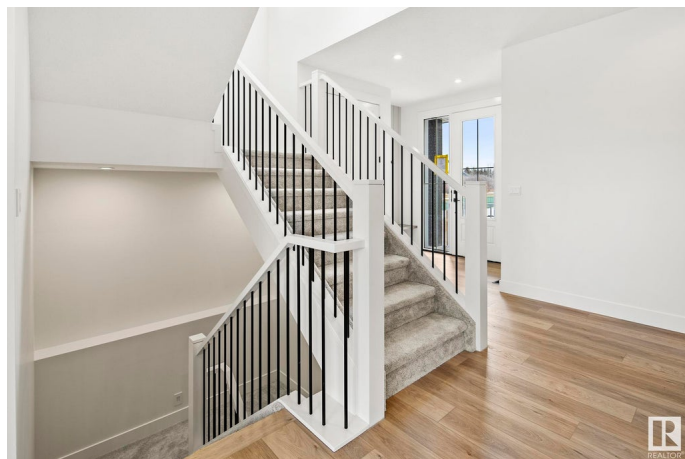
Ardrossan II, Ardrossan, AB

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      39

Zoning                 Zone 80

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Listing information last updated on April 13th, 2025 at 8:47pm MDT