

Courtesy Of Sue-Ann Clyne Of MaxWell Progressive

## \$1,325,000 - 10 Hayfield Grove, Ardrossan

MLS® #E4453943

**\$1,325,000**

3 Bedroom, 2.50 Bathroom, 2,472 sqft

Single Family on 0.00 Acres

Ardrossan II, Ardrossan, AB

Welcome to prestigious Ardrossan Estates! This custom-built 2,400+ sqft 2-storey on .34 Acres combines thoughtful design with high-end finishes, offering 3 bdrm, 2.5 bath and a triple o/s heated garage w/polyaspartic floor. Step inside to find an open layout filled with natural light, designer details, and seamless flow for family living and entertaining. Smart upgrades include Eleven controls, premium appls, in-ground wireless sprinklers, A/C, and a seperate large dog run for pets...all this on your estate lot. Built to last w/30-yr shingles, vinyl fence, and composite deck. Outdoor living is truly elevated with Gemstone ext lights, a custom shed, stone patio w/waterfall, and hot tub, perfect for relaxing or hosting. Additional highlights include natural gas hookup, built-in stair gates, and low-maintenance landscaping. A rare chance to own a prestige home blending comfort, technology, and luxury in one of the most sought-after communities.

Built in 2023

### Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4453943    |
| Price     | \$1,325,000 |
| Bedrooms  | 3           |
| Bathrooms | 2.50        |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,472                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 10 Hayfield Grove |
| Area        | Ardrossan         |
| Subdivision | Ardrossan II      |
| City        | Ardrossan         |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T8E 0A8           |

### Amenities

|           |                                                                                                                                                              |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Deck, Dog Run-Fenced In, Hot Tub, Hot Water Tankless, No Smoking Home, Sprinkler Sys-Underground, Natural Gas BBQ Hookup |
| Parking   | Triple Garage Attached                                                                                                                                       |

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer, Garage Heater, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                   |
| Fireplaces        | None                                                                                                                                                  |
| Stories           | 2                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                                      |

### Exterior

|          |                           |
|----------|---------------------------|
| Exterior | Wood, Hardie Board Siding |
|----------|---------------------------|

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                |
| Construction      | Wood, Hardie Board Siding                                       |
| Foundation        | Concrete Perimeter                                              |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 29                |
| Zoning         | Zone 80           |

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Listing information last updated on September 19th, 2025 at 12:47am MDT