



GRASSROOTS
REALTY GROUP

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117 Bridgeport Gate SW
Chestermere, Alberta

MLS # A2249908

\$589,900



Division:	Bridgeport		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,835 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance		

Inclusions: N/A

Discover an unparalleled opportunity in Chestermere's newest community, Bridgeport, with the brand-new Jamieson duplex by Trico Homes. This is not your standard build; this unique 4-bedroom, 3-full-bathroom home is packed with high-value upgrades, including a rare main-floor bedroom and full bathroom or a convenient home office. Future development potential with a 9-foot foundation, a separate rear entrance, and full rough-ins for basement. Step out onto your spacious rear deck to enjoy the outdoors in a community that offers serene pathways, future parks, and quick access to both Chestermere Lake and the urban conveniences of East Hills Shopping Centre. With its thoughtful design, significant upgrades, and prime location, this versatile home offers a unique blend of family-friendly living. Photos are representative.