



GRASSROOTS
REALTY GROUP

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**205 Bridgeport Gate
Chestermere, Alberta**

MLS # A2263904



\$574,800

Division:	Bridgeport		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,717 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, On Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Inclusions: Builder's Appliance Package

Brand New Home | Concord Model built by Broadview Homes | 1,717SqFt | Main Level Bedroom with 4pc ensuite | Open Floor Plan | High Ceilings | Kitchen Island | Granite Countertops | Stainless Steel Appliance Package | Luxury Finishes | 3 Upper Level Bedrooms | Upper Level Laundry Room | Deck | Rear Parking. Introducing a brand new, never-lived-in luxury duplex by Broadview Homes, showcasing the elegant Concord model with a spacious 1,717 sq ft of beautifully finished living space. Designed with multi-generational living and comfort in mind, this exceptional 4-bedroom, 3.5-bathroom home features a rare main floor primary suite complete with a private 4-piece ensuite—ideal for guests, aging parents, or convenient one-level living. The open-concept main floor impresses with soaring ceilings, an electric fireplace, and a chef-inspired kitchen offering granite countertops throughout, full-height cabinetry, a central island, and premium stainless steel appliances including a gas range, hood fan, and built-in microwave. A stylish 2-piece powder room adds convenience for guests. Upstairs, you’ll find a second luxurious primary suite with a spa-inspired 5-piece ensuite and a spacious walk-in closet, along with two additional bedrooms that share a well-appointed 4-piece bathroom featuring a tub/shower combo. Additional highlights include an upper-floor laundry room, a 200 AMP electrical panel, 9' basement ceilings ideal for future development, and a rear deck perfect for outdoor entertaining. Located in a growing, family-friendly community, this move-in ready home offers modern luxury, smart design, and Broadview’s signature craftsmanship.